City of NORFOLK

To: Norfolk Design Review Committee
City of Norfolk, Virginia

March 10, 2014

From: Susan M. McBride, Senior Planner

Subject: Amend a previously approved COA to elevate the house above the base flood elevation.

Reviewed: Leonard M. Newcomb III,
Land Use Services Manager

Ward/Superward: 2/6

Approved:

_____
George M. Homewood, AICP
Planning Director

Certificate of Appropriateness Staff Report

I. Property Address: 723 Yarmouth Street

II. Applicant Information: #14-23
Owner: Cannon & MacKenzi Moss
Applicant: Chuck Joyner, DPW

III. Historic District Information:
Historic District: Ghent Historic District (HC-G1)
Date of Structure: 1895
Period of Significance: Late 19th to Early 20th Century
Contribution/noncontributing: Contributing
Architectural style of building: Two-story Queen Anne
Significant elements of building: This single-family home has an asymmetrical façade with wood weatherboard siding and a two-story paneled bay that is capped with a six-sided turret that has a decorative slate pattern. The entrance door is paneled with a large rectangular transom above.

Building Application: An architect was brought on to assist with the finish details of this project. They have modified the porch, steps and front elevation of the foundation.

Project Description: At the September 12, 2013 meeting the City Planning Commission granted final approval of a Certificate of Appropriateness with the following conditions:

- The proposed foundation door in the front elevation shall be centered below the main entry door of the house, centerline-to-centerline
- There shall be a soldier course of brick above the proposed foundation door
- The flood vent that is shown in the foundation door on the elevation shall be moved to the right of the door
- The proposed foundation door may be in a material other than wood in this case only due to the repetitive flooding of this location and the expectation that the door will be partially submerged several times per year
- The foundation door shall have no arch in the panels and be painted white to match the trim
- All of the new rail system for the stairs and porch shall match the existing pattern on the porch but be sized to meet the present building code requirements and be made out of wood
- The new stairs and landings will be brick to match the pattern that was submitted
- The brick and mortar that was submitted are approved

The modified plan moves the foundation in the front back to follow the foot print of the front elevation around the bay and under the front door. Twelve-inch square, brick piers would support the stairs, landing and the front of the porch. Recessed thin brick "panels" are proposed for the bay portion of the foundation to echo the wood panels of the bay above. A soldier course of brick is proposed to run the entire front elevation just above to flood vents. PVC trim is proposed between the brick foundation and the house to reflect the trim pieces of the eaves, soffit and fascia of the existing house. The stairs are now prefinished aluminum in white with simple balustrades. This reduces the scale and mass of the house at the sidewalk and minimizes the encroachment into the public right-of-way.

IV. Norfolk Design Guidelines:

There are no design guidelines for elevating historic homes above the base flood elevation

However, in Chapter 9: Historic and Cultural Conservation Districts (HC) in the Norfolk Zoning Ordinance states: "9-0.4 Moving Structures: In reviewing an application for a certificate of appropriateness to move or relocate a building within an HC District, the design review committee and Planning Commission shall consider the following criteria:

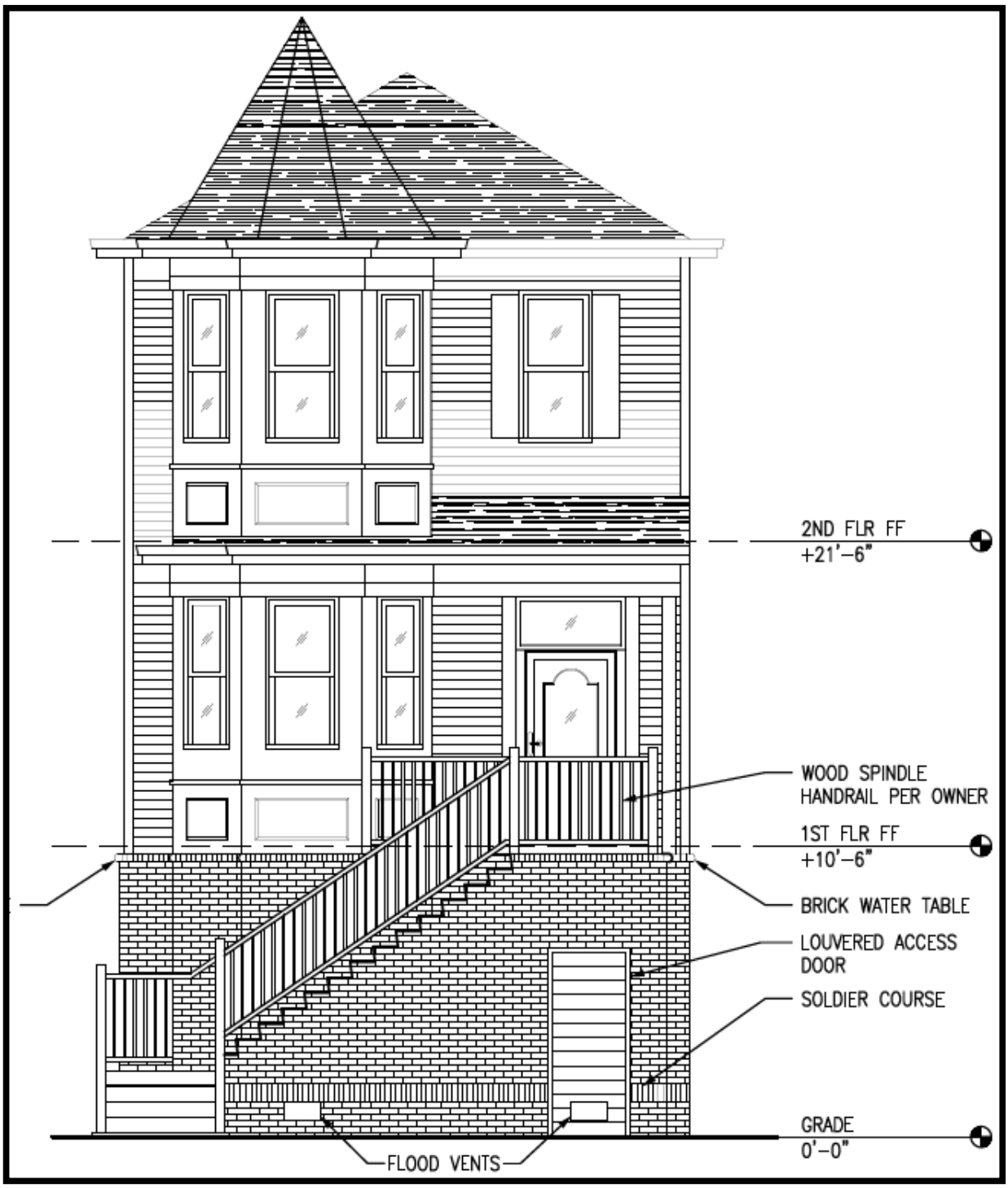
(a) Whether the proposed relocation would have a detrimental effect on the structural soundness of the building or structure;
(b) Whether the proposed relocation would have a detrimental effect on the historical aspects of the other buildings in the district;
(c) Whether relocation would provide new surroundings that would be harmonious with or incongruous with the historical and architectural aspect of the structure or building; and
(d) Whether relocation of the building would help preserve and protect a historic place or area of historic interest on the city."

V. Recommendation: Staff recommends issuing a certificate of appropriateness to elevate the house as proposed. The requirements which meet the City of Norfolk Zoning Ordinance as stated above.

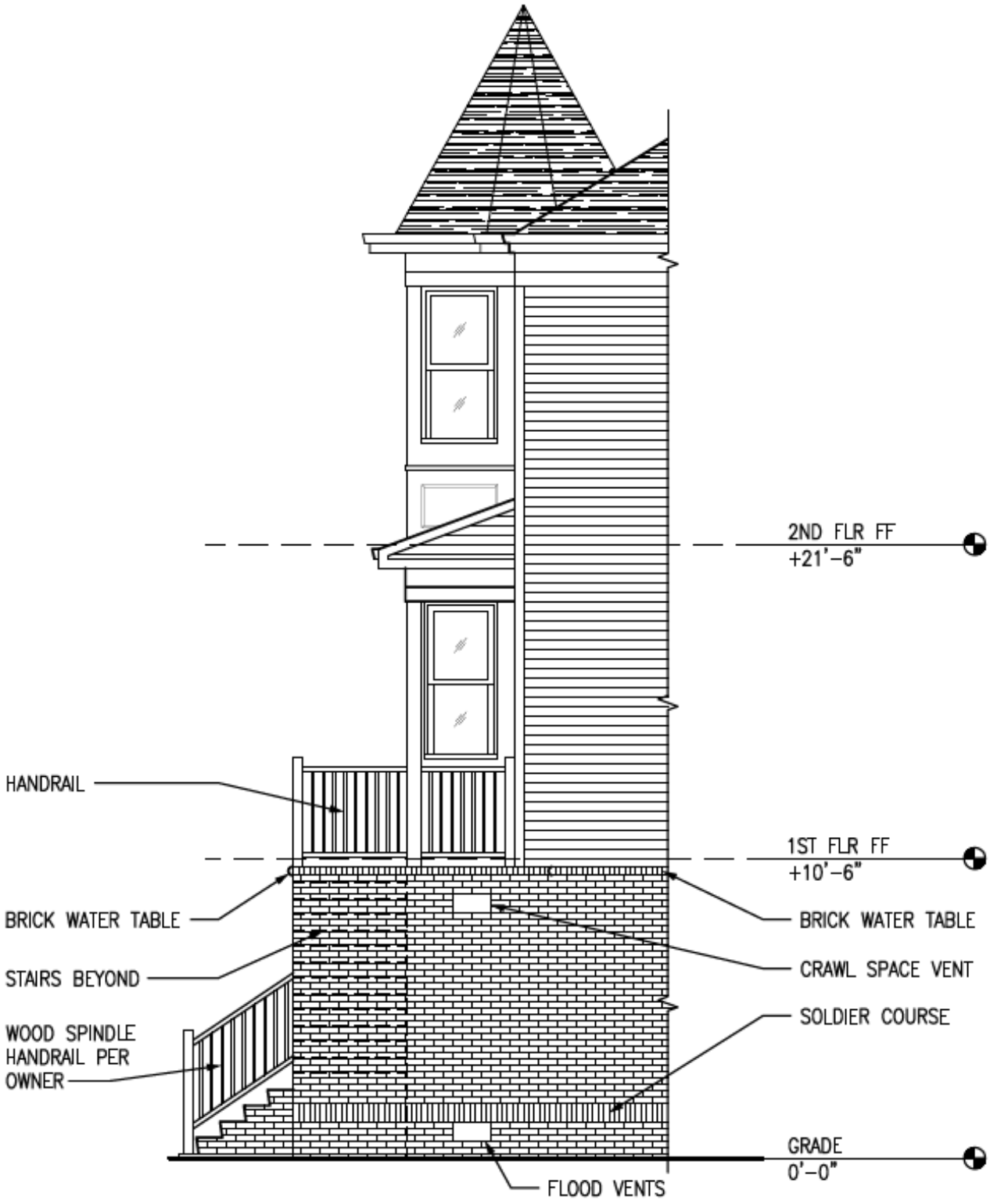
723 Yarmouth Street (5/10/2013)

723 Yarmouth sits noticeably lower than the neighboring home. The two pink spots on the sidewalk indicate where the property line sits. The steps will NOT encroach into the City right-of-way. (5/10/13)

723 Yarmouth-the house sits on a short crawl space (5/10/13)



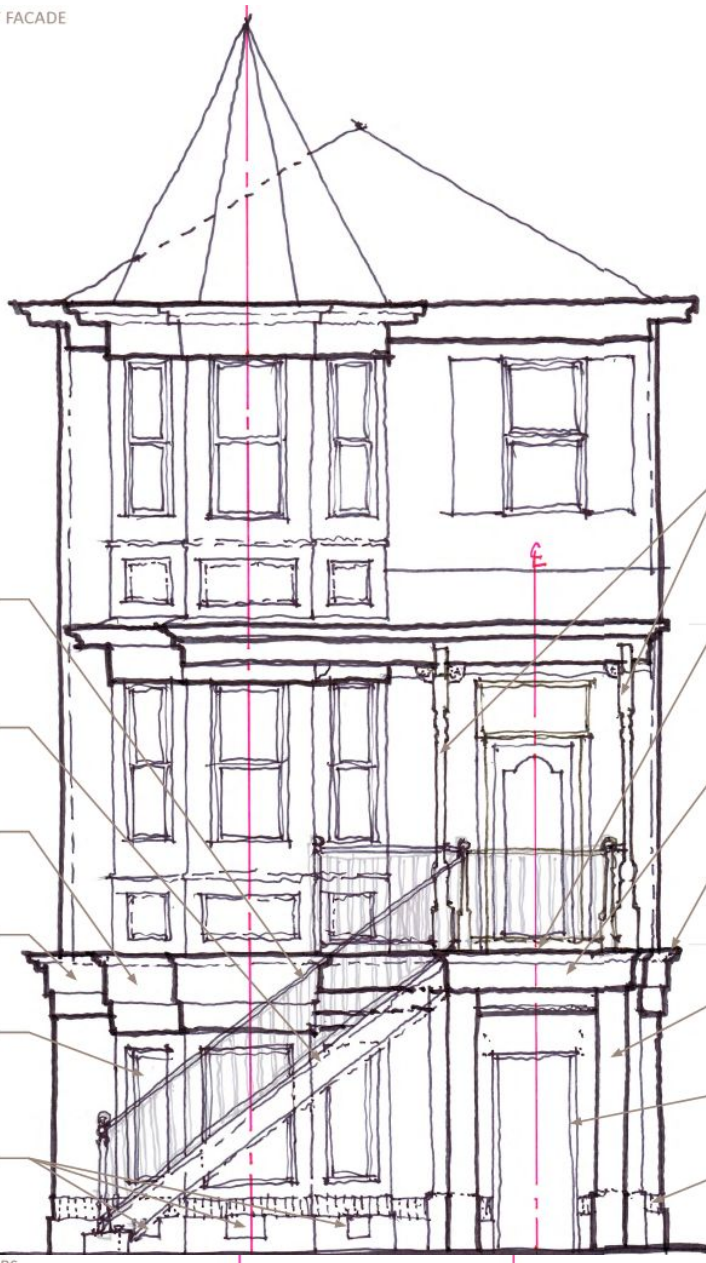
Approved design with the conditions noted above



Approved partial side elevation

CITY OF NORFOLK - MOSS RESIDENCE
VIA design architects, pc 01.13.2014

ELEVATION SKETCH - FRONT FACADE
1/4" = 1'-0"



34" railing @ stairs. Match balauster pattern + finish color to existing porch railing

Stairs:
Prefab. , prefinished aluminum stairs (white). 15 risers + landing (16 steps total) with 7.65" riser height. treads are 10" deep each. Railings are custom.

5/4 x 16" over 5/4 x 12 PVC trim @ bay window. Refer to deatil sketch for wall assembly

5/4 x 12 over 5/4 x 10 PVC trim @ face of wall along facade u.o.n.. Refer to deatil sketch.

Recessed thin brick "panels" at bay window similar to wood paneling above. Center brick panels in each bay with 8" borders at each edge.

(x3) flood vents @ bay window. Center in each bay sim to brick paneling.

Remove existing lathed columns + accessories during raising of structure. Reposition aligned with new masonry piers.

Standard 2x12 wood framing with pressure treated wood for porch + landing. Wrap rim joists with PVC trim as noted. Refer to detail sketches.

5/4 x 12 PVC trim @ porch and landing.

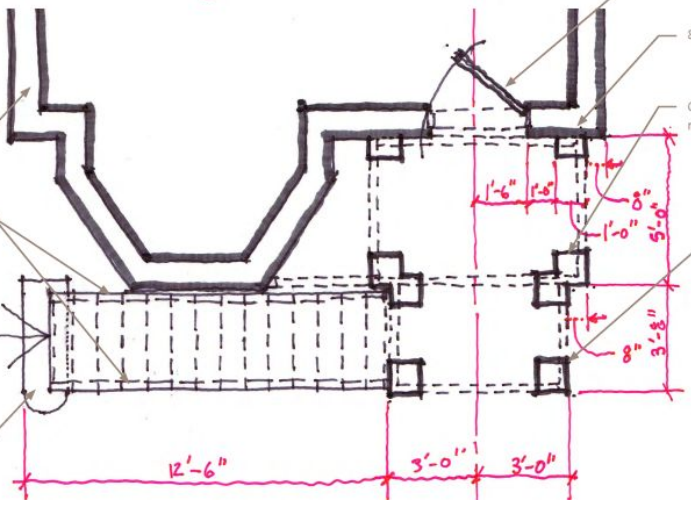
Moulded PVC cornice continuous along entire perimeter of new work including foundation wall, porch, and staircase

Typical 12" brick masonry pier. Match brick finish to foundation wall face brick.

Align HMD access door centered below main entry

Continuous soldier course @ 16" above grade for entire foundation wall

FLOOR PLAN - PORCH + STAIRS
1/4" = 1'-0"



Repositioned HMD access door

8" x 12" brick masonry pillaster

Conjoined brick masonry pier. refer to detail sketches.

Typical 12" x 12" brick masonry pier

8" CMU foundation wall with standard face brick veneer

Stringers @ each edge

Precast concrete block as bottom step + anchor for prefabricated stairs

CONCEPT SKETCHES
1/4" = 1'-0"

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NORFOLK
Life. Celebrated Daily. Virginia

january 13, 2014

CITY OF NORFOLK
MOSS RESIDENCE ELEVATION
RESEARCH + CONCEPT STUDY

VIA design architects, pc

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Research + Concept Study :: Moss Residence
01.13.2014

150 randolph street · norfolk, virginia 23510 · tel (757) 627 1489 · fax (757) 627 1692 www.viadesignarchitects.com

VIA design architects, pc

PROJECT UNDERSTANDING

Overview

VIA Involvement:

The City of Norfolk and the homeowners of 723 Yarmouth Street, Cannon + Mackenzie Moss, would like an architectural review of the proposed structural elevation design as well as architectural design assistance in suggesting modifications, details, or material changes in order to address the concerns of the City Planning Commission. In addition to the recommended design changes with supporting sketches, VIA will prepare a letter report for the proposed design concept and detailing.

Project Description:

Cannon + Mackenzie Moss applied through the City of Norfolk and were awarded a Hazard Mitigation Grant Program (HMGP) grant from the Federal Department of Emergency Management (FEMA) for the purpose of elevating their house out of the base flood elevation (BFE = 7.6 feet). Currently the ground floor of the structure experiences flooding during each major storm event. The goal of the project is to raise the finish floor up to 10'-6" above grade with a continuous enclosed foundation wall. Flood openings will be provided in the foundation wall to ensure adequate performance during flood events. An access door will also be provided on the front elevation.

Due to the historic nature of the structure (>100 yrs.) as well as its siting in an historical district, great care should be given to integrating the new foundation walls into the overall aesthetic of the house. Such aesthetic considerations will provided the added benefits of increasing the property value, increasing the neighborhood value, and serving as a model for elevating historic strucutres throughout the city.

VIA Comments/Questions:

Effective January 1, 2014, the City of Norfolk Floodplain Ordinance Revisions have taken affect. These revisions have changed the Design Flood Elevation (DFE) requirement from 1 foot above Base Flood Elevation (BFE) to 3 feet above BFE, which would modify the required height of flood proofing from 8.6 feet to 10.6 feet.

The project scope has been reviewed by the Department of Historic Resources (DHR) and has been approved as having 'No Adverse Effect' to historic properties, as indicated by the email from Marc Holma, dated August 28, 2013. Any proposed changes to the design concept will not affect the referenced District's height zoning maximum and will maintain use of appropriate materials. It is not anticipated that a second DHR application will be needed. If it is determined that a second DHR application is needed, then any additional graphic or narrative support will be considered an additional service and billed at the established hourly rates.

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PROJECT UNDERSTANDING

Existing Conditions Documentation

Front Elevation (from South):

New foundation wall should be carefully integrated into the historical style of the house, supporting the rich forms and ornamentation that is already present.

Verify existing tree to remain.

Note location of utility pole for staircase discharge.

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PROJECT UNDERSTANDING

Existing Conditions Documentation

Front Elevation (from North)

The bay window and the porch are read as nested volumes projecting from the face of the house. It is important that the new foundation wall pick up on these subtle changes of depth in order to avoid appearing heavy and clumsy.

EXISTING PROJECT CONSTRAINTS

Site Survey

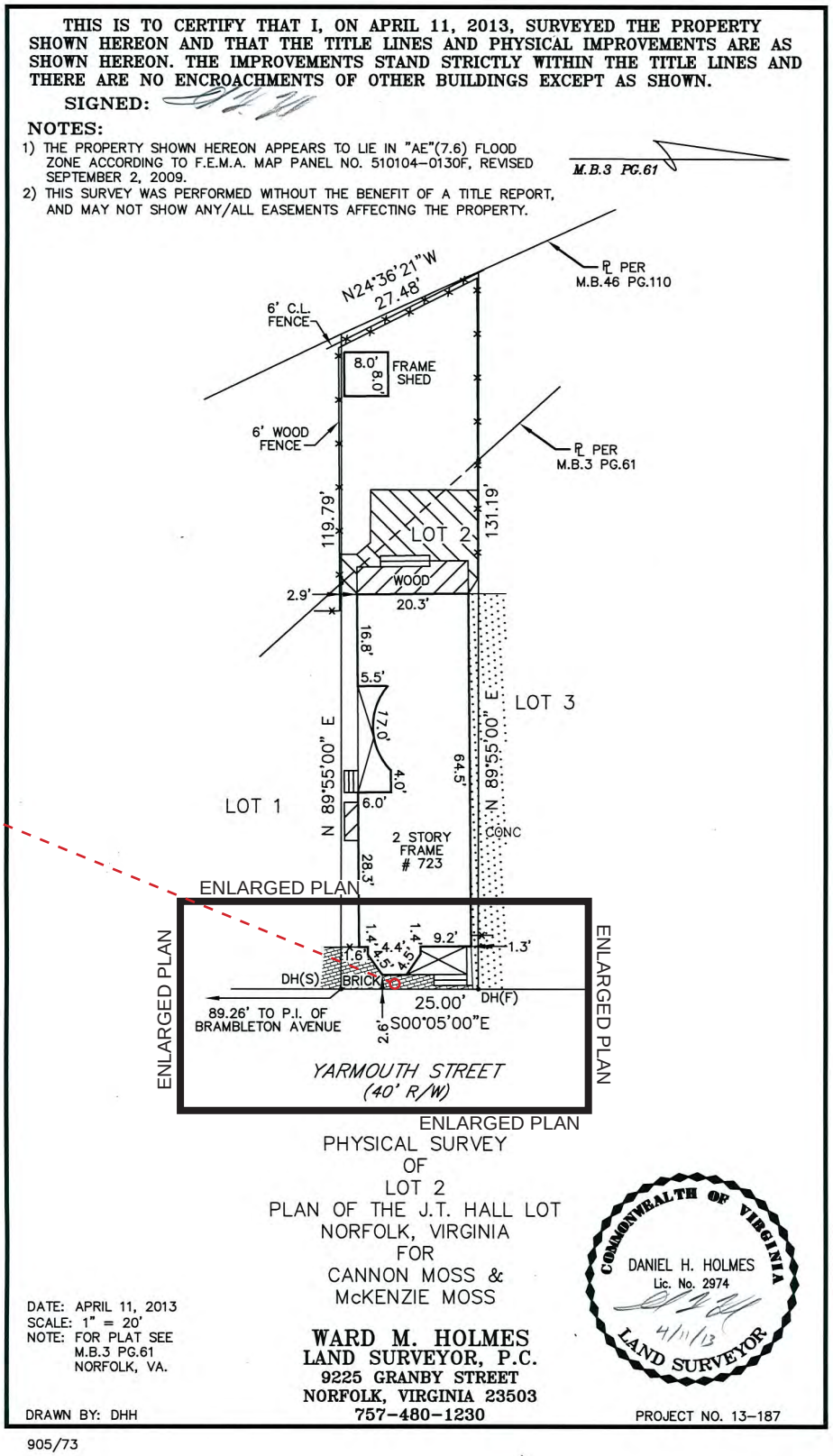
Existing Survey:

The existing survey of the property at 723 Yarmouth Street reveals the tight constraints of the site with regards to constructing access stairs and the accompanying landing along the front elevation of the house (for the main entrance). There is only (2.5) feet between the face of the bay window and the property line.

East (Front) Elevation:

There is only 2.5' (2'-6") distance between property line and face of building. Footprint for any proposed staircase ascending 10.5' (10'-6") height will encroach upon public sidewalk.

Refer to enlarged survey for additional measurements, utilies placement, and existing landscaping elements.



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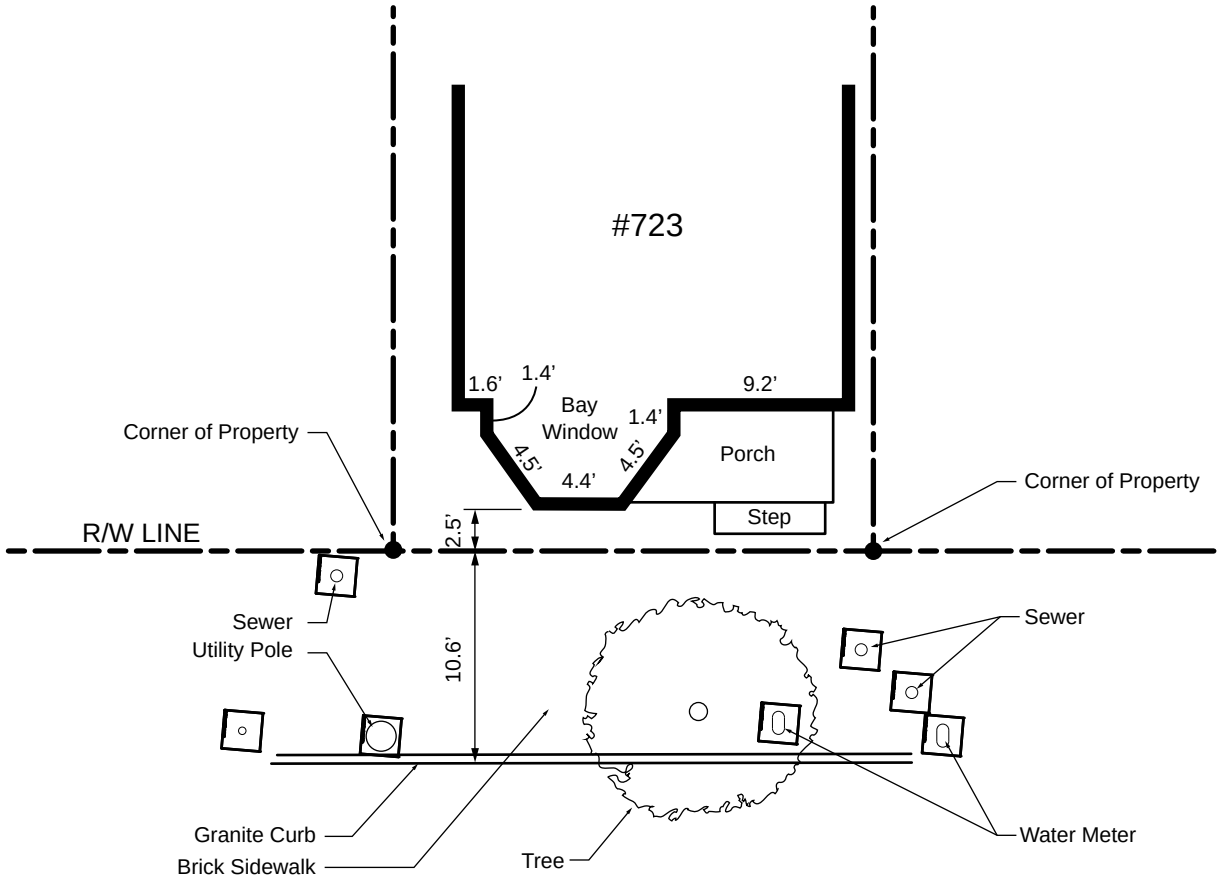
EXISTING PROJECT CONSTRAINTS

Site Survey - Enlarged



YARMOUTH STREET (VARIABLE R/W)

NOTES:	COMPASS:	GRAPHIC SCALE:
	N	0' 10' 20'

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SECTION TITLE

Page Title

Scope of Previous Work:

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VIA Comments/Questions:

Effective January 1, 2014, the City of Norfolk Floodplain Ordinance Revisions have taken affect. These revisions have changed the Design Flood Elevation (DFE) requirement from 1 foot above Base Flood Elevation (BFE) to 3 feet above BFE, which would modify the required height of flood proofing from 8.6 feet to 10.6 feet.

GENERAL STRUCTURAL NOTES:

1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF CONSTRUCTION AND TO PROTECT THE EXISTING WORK FROM DAMAGE. SHORING INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING OSHA REQUIREMENTS.

2. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK..

3. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS (IF DRAWINGS ARE APPLICABLE) THAT COMPRISE THE COMPLETE DOCUMENT SET FOR THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, ANCHORS, INSERTS, HANGERS, HOLES, ETC. TO BE PLACED IN THE STRUCTURAL WORK.

4. WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE AND SIMILAR CONDITIONS.

5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACT DRAWINGS BE REPRODUCED AND USED AS SHOP DRAWINGS.

GENERAL NOTES:

1. THE STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE 2009 EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC). THE FOLLOWING LOADS, IN ADDITION TO THE DEAD LOADS OF THE PERMANENT MATERIALS AND CONSTRUCTION, WERE USED.

ROOF LIVE LOAD	20 PSF
FLOOR LIVE LOADS:	
LIVING AREAS	40 PSF
SLEEPING AREAS	30 PSF
ATTIC SPACE	20 PSF
SNOW LOADS:	
GROUND SNOW LOAD	Pg = 12 PSF
SNOW IMPORTANCE	Is = 1.0
THERMAL CATEGORY	Ct = 1.0 (HEATED)
SNOW EXPOSURE FACTOR	Ce = 1.0 (PARTIALLY EXPOSED)
WIND LOADS:	
BASIC WIND SPEED (3 SECOND GUST)	100 MPH
IMPORTANCE FACTOR	1.0
WIND EXPOSURE	B

FOUNDATION NOTES:

1. THE FOUNDATIONS WERE DESIGNED FOR A MAXIMUM ALLOWABLE NET SOIL BEARING PRESSURE OF 1500 PSF. THE SOILS BENEATH THE PROPOSED FOOTINGS SHALL BE CAPABLE OF SAFELY SUPPORTING THIS LOAD WITHOUT EXCESSIVE SETTLEMENT. ANY UNUSUAL SOIL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

2. ELEVATIONS TO TOP OF ALL FOOTINGS SHALL BE SHOWN ON THE FOUNDATION PLAN. EXCAVATION DEPTHS ARE A MINIMUM AND SHALL BE LOWERED IF APPROVED BY THE ARCHITECT/ENGINEER TO OBTAIN THE DESIGN BEARING PRESSURE. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT (IF APPLICABLE) PRIOR TO STARTING FOUNDATION CONSTRUCTION.

3. SOFT, AND OTHERWISE UNSATISFACTORY, SOILS BENEATH PROPOSED FOUNDATION ELEMENTS SHALL BE REMOVED AT THE DIRECTION OF THE ARCHITECT/ENGINEER AND BACKFILLED WITH PROPERLY COMPACTED MATERIALS.

4. EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE.

5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STORMWATER FROM ENTERING FOUNDATION EXCAVATIONS. ALL WATER SHALL BE REMOVED BEFORE DEPOSITING CONCRETE. CONCRETE SHALL NOT BE PLACED ON SOFT, SATURATED SOIL.

6. WALL FOOTINGS SHALL BE CENTERED ON THE WALLS AND COLUMN FOOTINGS SHALL BE CENTERED ON THE COLUMNS, UNLESS OTHERWISE NOTED.

7. PIPES SHALL NOT RUN THROUGH STANDARD FOOTINGS. STEP FOOTINGS FOR PIPES TO RUN ABOVE TOP OF FOOTING, UNLESS OTHERWISE NOTED. SEE PLUMBING DRAWINGS FOR PIPE LOCATIONS. MAINTAIN A MINIMUM OF 3 INCHES CLEARANCE FROM REINFORCING STEEL TO ALL PIPES.

CAST-IN-PLACE CONCRETE NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318/318R "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2. CONCRETE PROTECTION FOR REINFORCING STEEL AND OTHER GENERAL REQUIREMENTS OF PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).

3. ALL CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI AT AN AGE OF 28 DAYS.

CAST-IN-PLACE CONCRETE NOTES: (CONTINUED)

4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 DEFORMED BARS UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 42 BAR DIAMETERS AT SPLICES (PER CHART BELOW), UNLESS OTHERWISE NOTED.

REQUIRED STEEL REINFORCING BAR LAPS IN CAST-IN-PLACE CONCRETE			
BAR SIZE	BAR DIAMETER	X42 BAR DIAMETER	REQUIRED SPLICE
#3	0.375"	X42	15.75"
#4	0.500"	X42	21.00"
#5	0.625"	X42	26.25"
#6	0.750"	X42	31.50"

5. ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185 (FLAT SHEETS ONLY).

6. THE SLUMP OF CAST-IN-PLACE CONCRETE SHALL NOT EXCEED 4 INCHES WITHOUT A HIGH RANGE WATER REDUCING ADMIXTURE. THE SLUMP OF CAST-IN-PLACE CONCRETE WITH THE USE OF A HIGH RANGE WATER REDUCING ADMIXTURE SHALL NOT EXCEED 8 INCHES. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 5% TO 7%.

7. ALL REINFORCING STEEL AND EMBEDDED ITEMS SUCH AS ANCHOR BOLTS AND WELD PLATES SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES. "WET-SETTING" OF REINFORCING STEEL IS PROHIBITED.

8. MINIMUM CONCRETE COVER FOR PROTECTION OF REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH		3 INCHES
CONCRETE CAST AGAINST FORMWORK AND PERMANENTLY EXPOSED TO EARTH OR WEATHER	NO. 6 THROUGH NO 18. BARS	2 INCHES
	NO. 5 BAR & SMALLER, W.W.F.	1 1/2 INCHES
CONCRETE CAST AGAINST FORMWORK AND NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	NO. 14 & NO. 18 BARS	1 1/2 INCHES
	NO. 11 BAR & SMALLER	3/4 INCHES

9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF CONCRETE MIX DESIGN AND TEST REPORTS. THE MIX DESIGN SHALL INCLUDE ALL PROPERTIES OF THE MIX, MATERIALS USED IN THE CONCRETE AND ACTUAL CONCRETE STRENGTH. SHOP DRAWINGS FOR CONCRETE REINFORCEMENT SHALL ALSO BE PROVIDED, INCLUDING REINFORCING AND WELDED WIRE FABRIC.

MASONRY NOTES:

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530-08, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 530.1-08, "SPECIFICATIONS FOR MASONRY STRUCTURES."

2. ALL CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 "SPECIFICATIONS FOR HOLLOW LOAD-BEARING UNITS" AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF F'M = 1500 PSI.

3. ALL MORTAR FOR USE IN ENGINEERED MASONRY BEARING WALLS SHALL BE IN ACCORDANCE WITH ASTM C-270 TYPE "S" MORTAR. ALL MASONRY GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 AND SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

4. PROVIDE DOWELS OUT OF FOOTING AT ALL EXTERIOR AND LOAD-BEARING MASONRY WALLS, PROVIDE STANDARD ACI HOOK ON END OF BAR INTO FOOTING. NUMBER, SIZE AND SPACING OF DOWELS SHALL MATCH WALL REINFORCING. DOWELS SHALL BE WIRE TIED AND NOT PUSHED INTO WET CONCRETE.

5. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60 DEFORMED BARS. CENTER REINFORCING BARS IN BLOCK CELLS UNLESS OTHERWISE NOTED.

6. THE MASONRY CONTRACTOR SHALL BUILD, REINFORCE, AND GROUT THE WALLS IN NO GREATER THAN 4'-0" LIFTS, VIBRATING GROUT IMMEDIATELY AFTER EACH LIFT.

7. LAP ALL REINFORCING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AT SPLICES. REFER TO CHART BELOW FOR SPLICE REQUIREMENTS. FULLY GROUT ALL REINFORCED CELLS.

REQUIRED STEEL REINFORCING BAR LAPS IN REINFORCED MASONRY (f'm = 1,500 PSI)				
BAR SIZE	6" CMU	8" CMU	10" CMU	12" CMU
#3	19"	19"	19"	19"
#4	25"	25"	25"	25"
#5	40"	32"	32"	32"

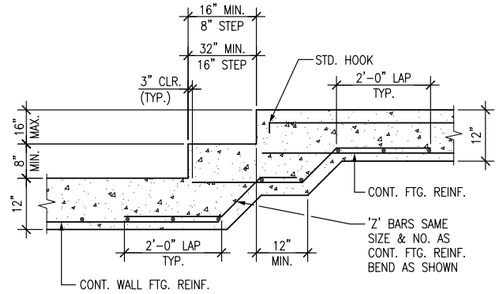
8. PROVIDE GALVANIZED HORIZONTAL LADDER (EXTERIOR CONDITION)/TRUSS (INTERIOR CONDITION) TYPE JOINT REINFORCING WITH NO. 9 GAGE CROSS RODS AT 16" ON CENTER ON ALL WALLS.

9. DIMENSIONS SHOWN FOR CMU WALLS ARE NOMINAL BLOCK. HOLD DIMENSIONS TO OUTSIDE FACE OF CMU.

10. REFER TO ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL GROUTING REQUIREMENTS.

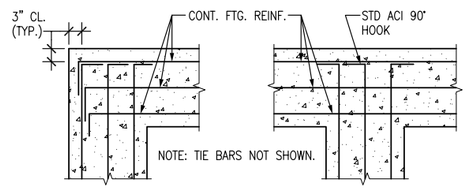
11. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS OF THE REINFORCEMENT.

12. PROVIDE ONE VERTICAL BAR OF THE SIZE AS WALL REINFORCING AT CORNERS AND ENDS OF WALLS. REFER TO TYPICAL WALL REINFORCING DETAILS ON THIS SHEET.



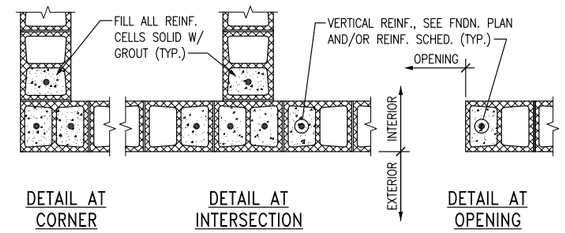
TYPICAL STEPPED FOOTING DETAIL

NOT TO SCALE



TYPICAL DETAIL AT FOOTING CORNERS AND INTERSECTIONS

NOT TO SCALE



TYPICAL WALL REINFORCING DETAILS

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
ALICIA C. OTTO
Lic. No. 33327
8/23/13
PROFESSIONAL ENGINEER

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540-473-1253 FAX 540-473-1354

DATE: 08/26/13 | DAD: PLL | DNG: GCO | RED: GCO | PROJ NO: 13-097

McPHERSON DESIGN GROUP p.c.
STRUCTURAL ENGINEERS
4371 Corrigan Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000 • Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

REVISIONS:

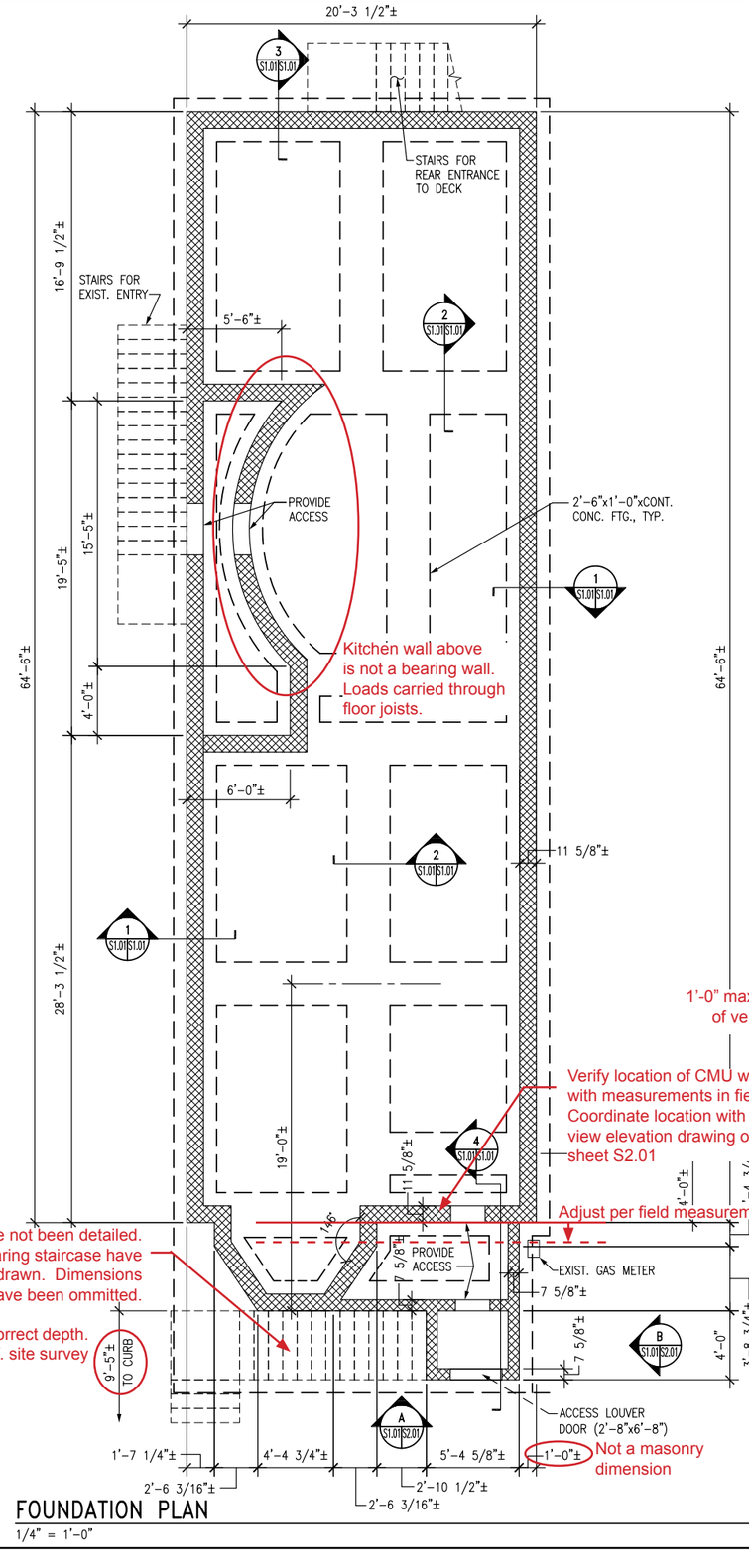
NO.	DATE:	DESCRIPTION:

MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

GENERAL NOTES AND TYPICAL DETAILS

S0.01

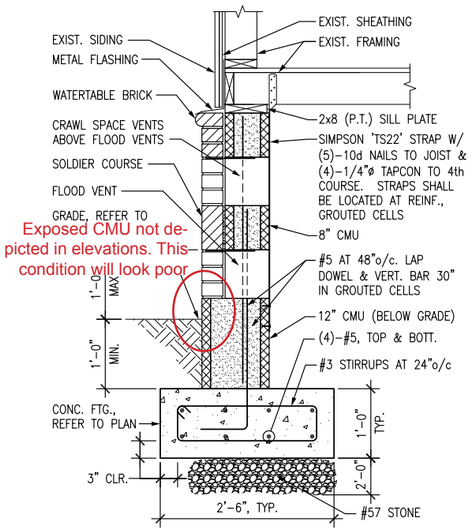
SHEET 1 OF 3



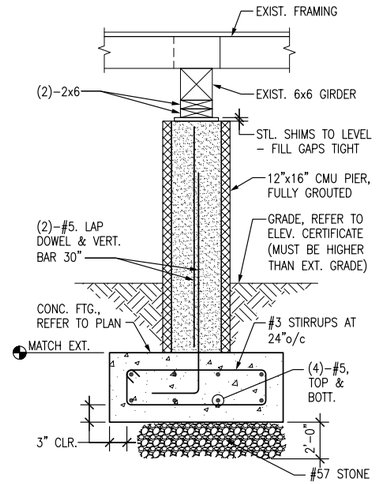
FOUNDATION PLAN
1/4" = 1'-0"

NOTE:
PROVIDE (3)-COURSE HIGH POCKETS AROUND LIFTING STEEL BEAMS.

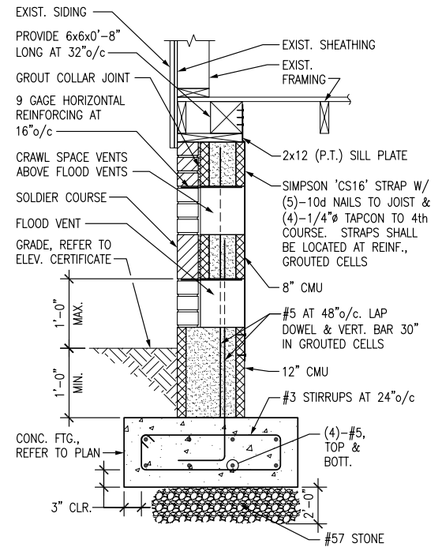
NOTE:
THE CONTRACTOR IS TO REVIEW THE GEOTECHNICAL REPORT GENERATED BY GET SOLUTIONS, INC. STATING THAT SETTLEMENT IS TO BE EXPECTED. THE CONTRACTOR SHOULD FOLLOW THE RECOMMENDATIONS PUT FORTH IN THE MAY 8, 2013 REPORT. OWNER AND CONTRACTOR SHOULD BE INFORMED OF THE FUTURE SETTLEMENTS. THE CONTRACTOR SHALL CALL FOR INSPECTIONS PRIOR TO PLACING THE NEW FOUNDATIONS.



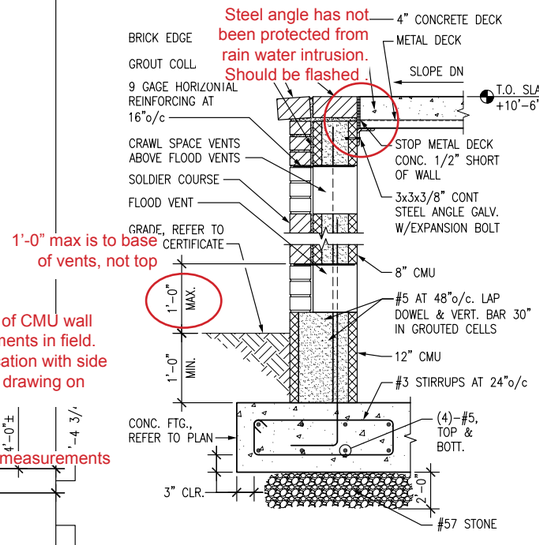
SECTION
1" = 1'-0"
1 S1.01|S2.01



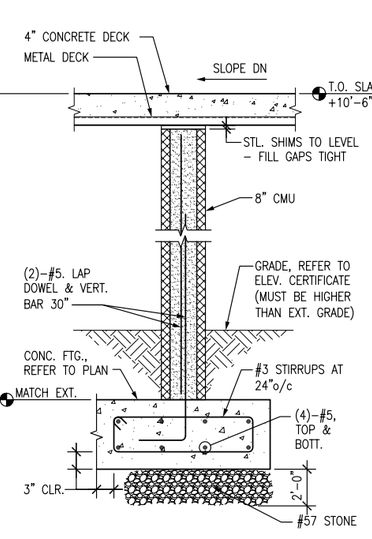
SECTION
1" = 1'-0"
2 S1.01|S2.01

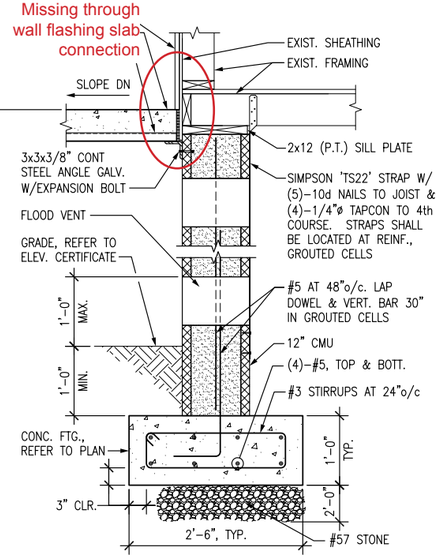


SECTION
1" = 1'-0"
3 S1.01|S2.01



SECTION
1" = 1'-0"
4 S1.01|S2.01





SECTION
1" = 1'-0"
4 S1.01|S2.01

GENERAL COMMENTS:

1.) Note refering to flood vent heights apply to all occurences throughout foundation walls
2.) Note referring to exposed 12" CMU applies to entire foundation wall perimeter

NOTE: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED.

GRAPHIC SCALE:

1/4" = 1'-0" 5' 0' 5' 10'

1" = 1'-0" 0 1'-0" 2'-0" 3'-0"

COMMONWEALTH OF VIRGINIA
JULIA C. OTTO
Lic. No. 33327
8/23/13
PROFESSIONAL ENGINEER

ENGINEERING CONCEPTS, INC.
20 S. Roanoke St., PO Box 619
Pulaski, Virginia 24301
540-980-1355 Fax 540-980-1354

DRAWN: PLL | CHK'D: GCO | APP'D: GCO | PROJ NO: 13-097
DATE: 08/26/13

431 Crawford Drive, Suite 102
Norfolk, Virginia 23502-4102
Phone (757) 965-2000 • Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

REVISIONS:

NO.	DATE:	DESCRIPTION:

McPHERSON DESIGN GROUP p.c.
STRUCTURAL ENGINEERS

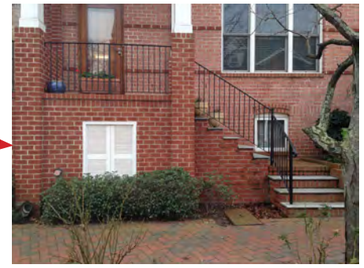
MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

FOUNDATION PLAN AND SECTIONS

S1.01

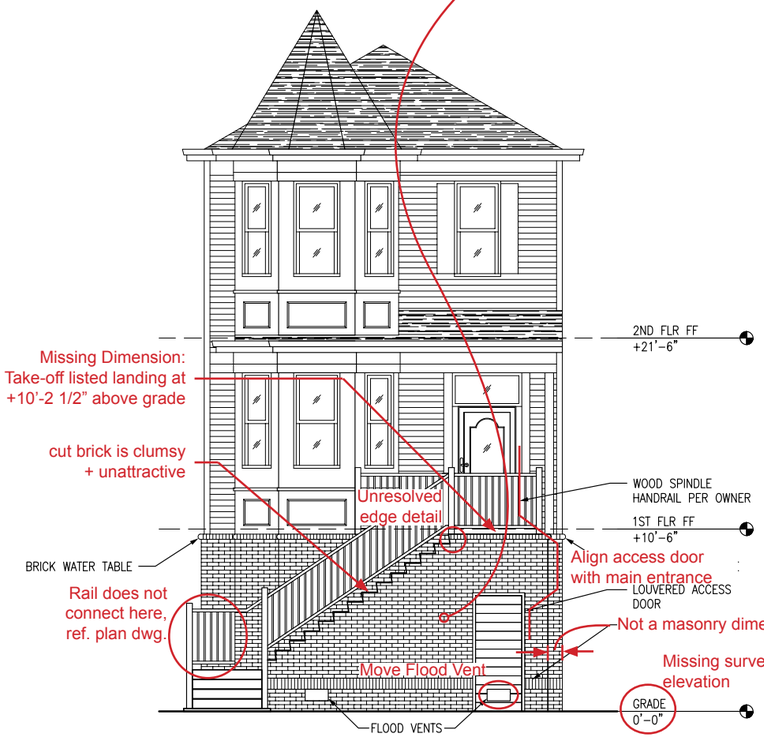
GENERAL COMMENTS:

1.) Base Flood Elevation (BFE) not listed
2.) Design Flood Elevation (DFE) not listed
3.) No dimensions are given for staircase, including riser height, tread depth, and landing heights.
4.) Survey lists property line at 2.5' from the face of the bay window, and the granite curb at 10.6' from the property line. Proposed (projecting 7'-10") staicase extends 5'-4" beyond the property line.



Above: Example of a "code minimum" design similar to proposed front elevation. Staircase looks sparse and monolithic. Detailing is poor.

Elevation drawing depicts a flush connection between the edge of the porch and the corner of the main structure. The plan drawing and the adjacent elevation show the porch as being inset



FRONT ELEVATION
1/4" = 1'-0"
A
A1.01 | A2.01

PARTIAL SIDE ELEVATION
1/4" = 1'-0"
B
A1.01 | A2.01

NOTE: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED.

GRAPHIC SCALE:
1/4" = 1'-0"
5' 0' 5' 10'

COMMONWEALTH OF VIRGINIA
BRIAN C. OTTO
Lic. No. 33327
8/23/13
PROFESSIONAL ENGINEER

ENGINEERING CONCEPTS, INC.
20 S. Roanoke St., PO Box 619
Pulaski, Virginia 24600
540-980-1353 Fax 540-980-1354

DATE: 08/26/13 | CAD: PLL | DNG: GCO | REV: GCO | PROJ NO: 13-097

McPHERSON DESIGN GROUP p.c.
STRUCTURAL ENGINEERS
4371 Corrigan Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000 • Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

REVISIONS:
NO. | DATE: | DESCRIPTION:

MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

FOUNDATION PLAN AND SECTIONS

S2.01

SHEET 3 OF 3

VIA design architects, pc

RESEARCH + KNOWLEDGE

Regulations

Flood Elevation Documentation:

Flood Zone: AE
Base Flood Elevation (BFE): 7.6 feet
Design Flood Elevation (DFE): 10.6 feet
Site Survey Elevation: 4.3 feet (top of bottom floor)

Zoning:

Zoning District: HC-G1
Height Requirements: Structures may not be taller than 35 feet. The city measures building height from base of the building to the mean point between eaves and ridge (for hip roofs). The base of the building is definied as the DFE for structures located in special flood hazard areas (Chapter 11-3).

Code Summary (2009 VRC):

Stair Requirements: Listed below are the critical dimensions researched for the proposed access stairs + landing to the main entry of the house. In addition, the outer-most door of the entry vestibule must swing inwards to comply with the landing requirements for exterior doors.

Minimum Width (above handrails): 36 inches
Minimum Width (between two handrails): 27 inches
Maximum Riser Height (per tread): 8 1/4 inches
Minumum Tread Depth (nosing to nosing): 9 inches
Handrail Height (plane of nosing to handrail): 34 - 38 inches

Landing Requirements:

Minimum Width: 36 inches in direction of travel
Guardrail Height: 36 inches

Porch Requirements: Porches, balconies, ramps or raised floor surfaces located more than 30 inches above grade shall have guards not less than 36 inches in height.

VIA design architects, pc

RESEARCH + KNOWLEDGE

FEMA Construction Guidelines

Flood Resistant Materials:

Flood Damage - Resistant Materials Requirements (Technical Bulletin 2 - Aug. 2008): All construction below the BFE is susceptable to flooding and must consist of flood damage resistant building materials. A flood damage resistant material is definied by the National FLood Insurance Program (NFIP) as any building product capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Prolonged contact means at least 72 hours of exposure. Significant damage means the cost of cleaning + repairs should be less than the cost of replacement.

Construction materials are classified under five groups based on their ability to resist flood damage. Only Class 4 and Class 5 materials are acceptable for for areas at or below the BFE.

*Concrete Block: **Class 5**
Face Brick: **Class 5**
*PT Wood: **Class 4**
Recycled Plastic Lumber (Comingled 80-90% PE): **Class 5**
Hollow Metal Door: **Class 4**

**Cells in concrete block should be grouted solid to avoid damming and retaining flood waters after exposure.*
**Over long periods of exposure, certain wood preservatives leach out into (and pollute) flood waters.*

Wall Openings:

Openings in Foundation Walls (Technical Bulletin 1 - Aug. 2008): Enclosed areas under elevated buildings must include openings to allow for automatic entry and exit of flood waters. Two categories of openings, (flood vents) and (air vents), are required to equalize hydrostatic pressure acting against the building structure during periods of flooding. Flood vents must be located no higher than (1 ft) from grade to base of vent. Air vents must be located above the BFE and below the DFE.

Flood Vents are further categorized as engineered openings and non-engineered openings. Non-engineered openings are used to meet the NFIP's prescriptive requirement of (1 sq. in) of net open area for every square foot of enclosed area. Engineere openings may be used as an alternative. They must be designed by a registered professional engineer as meeting certain performance characteristics.

VIA design architects, pc

RESEARCH + KNOWLEDGE

Design Review Comment Analysis

Certificate of Appropriateness:

On September 12, 2013, the City Planning Commission granted final approval for a Certificate of Appropriateness with conditions. (See Appendix) . VIA has reviewed the completed design work and the comments provided by the City Planning Commission (See below).

VIA Comments/Observations:

After reviewing the design, reviewing the comments, and discussing these with Susan McBride at the Department of Planning, VIA has the following comments to the Design Review conditions:

Item #1-5: These comments will be adhered to in VIA's proposed concept.

Item #6: "All of the new rail system for the stairs and porch shall match the existing pattern on the porch, but be sized to meet the present building code requirements and be made out of wood."

- Recommending that the new railings 'match the existing pattern' of the historic structure does not coincide with the Secretary of the Interiors Standards for Rehabilitation, specifically Item #9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Item #7: "The new stairs and landings will be brick to match the pattern that was submitted."

- The brick stairs illustrated do not accurately depict appropriate edge conditions and masonry construction techniques. In addition, VIA believes that the expansive wall created by these brick stairs will create an affect that does not coincide with the historic character of the street. See proposed concepts for VIA's recommendations.

Item #8: "The brick and mortar that was submitted are approved."

- VIA would like to see a sample of the approved brick and mortar.

VIA design architects, pc

RESEARCH + KNOWLEDGE

Precedent Projects

Top Right: (Olde Towne)

- Similar elevation of stairs to proposed work for 723 Yarmouth St.
- 16” brick masonry piers with wood frame landing and painted wood stairs.
- Double column design with simple brick piers below and ornate columns above

Bottom Right: (Olde Towne)

- Similar materiality to 723 Yarmouth St. Brick base with wood frame structure + wood siding above
- 12” brick masonry piers with wood frame landing + prefinished aluminum staircase
- Dark painted brick base makes light colored structure above appear to float.
- Sidewalk continuous, “flows” under stairs

VIA design architects, pc

RESEARCH + KNOWLEDGE

Precedent Projects

Top Right: (Olde Towne)

- Similar elevation of stairs to proposed work for 723 Yarmouth St.
- Extended landing with stairs aligning to edge of house
- Base of the house is expressed at the face of the wall, with projecting porch and stairs

Bottom Right: (Olde Towne)

- Similar orgainzation of facade with bay window and adjacent porch.
- Double column look, with thin light columns
- Bay window extends to ground.

VIA design architects, pc

RESEARCH + KNOWLEDGE

Precedent Projects

Top Right: (Freemason)

- Simple painted brick base lifts mass of house off of the ground

Bottom Right: (Freemason)

- Masonry bearing walls at porch + steps, appears solid and heavy
- Base of building is visually lost at porch and stair projections

VIA design architects, pc

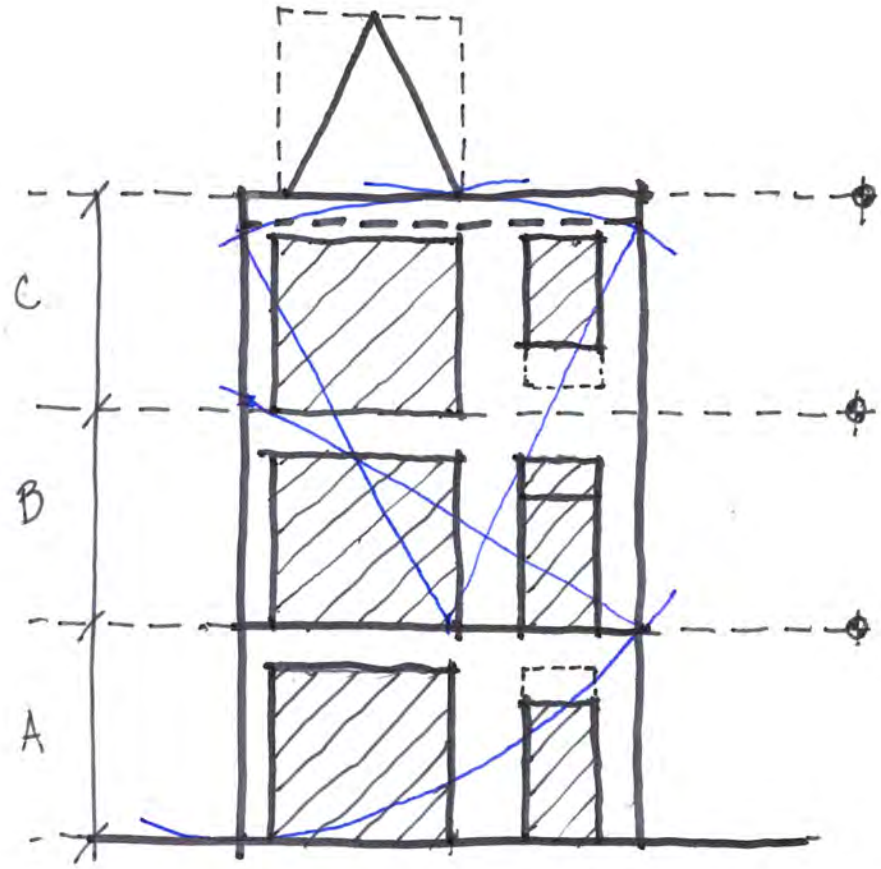
PROPOSED PROJECT CONCEPTS

Proportion Study

Facade Development:

Taking into account the 10'-6" proposed height of the new foundation wall, the proportion study below depicts the compostitional arrangement of the facade of the house. The new, elevated structure will read as (3) distinct levels of approximate equal height (A=B=C), with the upper two levels clad in painted siding, and the bottom level clad in brick. This distinction in cladding materials will give the building a strong base visually that operates within the ovreall ordering system.

The openings in the facade are organized into (2) distinct fields which are centered on either the bay window to the left, or the front door to the right. Maintaining these two fields within the geometries of the foundation wall will integrate the new addition harmoniously into the original structure, appearing as if the house had always existed as (3) story structure.

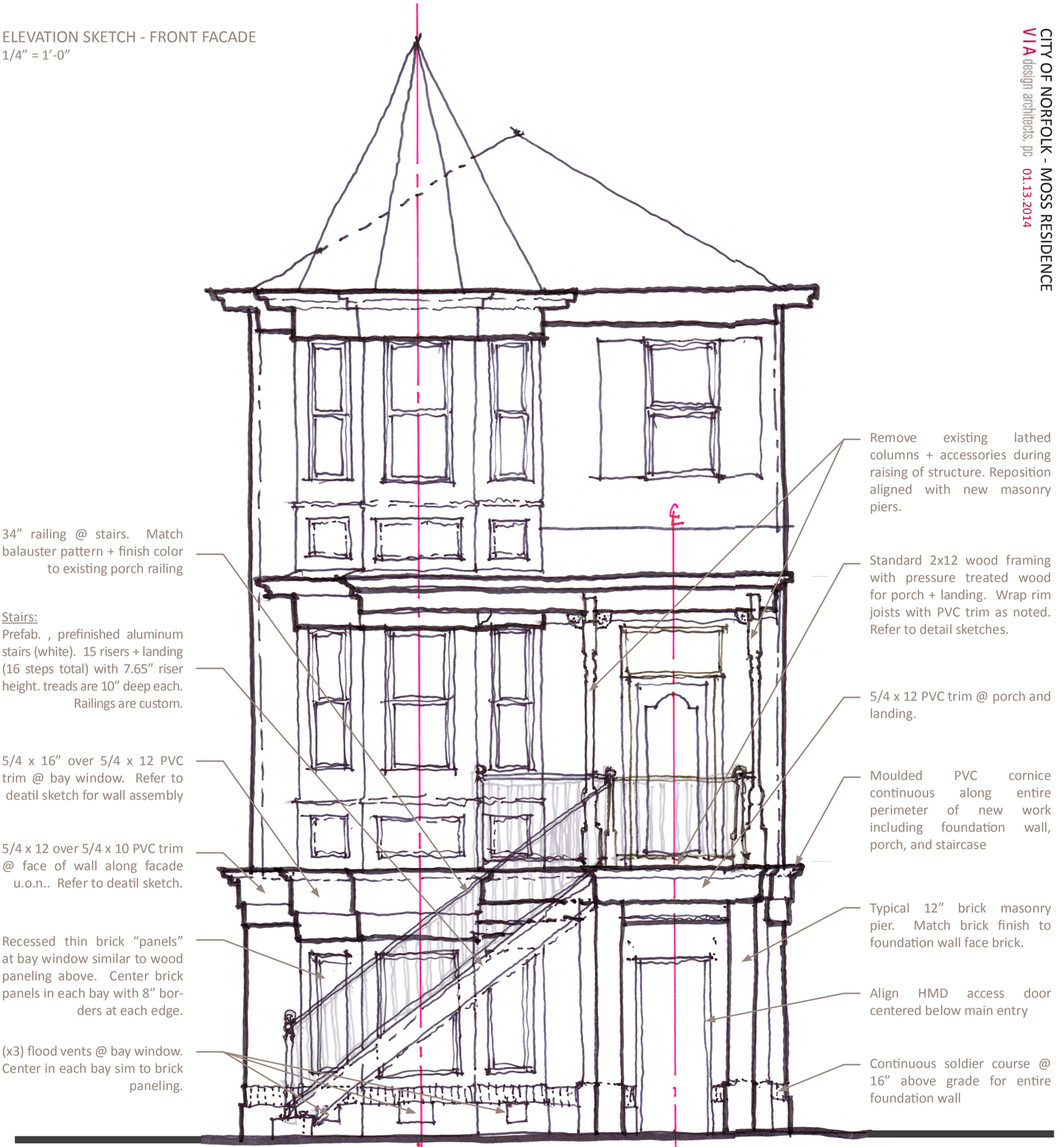


Geometric Diagram

Concept Sketch

150 randolph street · norfolk, virginia 23510 · tel (757) 627 1489 · fax (757) 627 1692 www.viadesignarchitects.com

ELEVATION SKETCH - FRONT FACADE
1/4" = 1'-0"



34" railing @ stairs. Match balauster pattern + finish color to existing porch railing

Stairs:
Prefab. , prefinished aluminum stairs (white). 15 risers + landing (16 steps total) with 7.65" riser height. treads are 10" deep each. Railings are custom.

5/4 x 16" over 5/4 x 12 PVC trim @ bay window. Refer to deatil sketch for wall assembly

5/4 x 12 over 5/4 x 10 PVC trim @ face of wall along facade u.o.n.. Refer to deatil sketch.

Recessed thin brick "panels" at bay window similar to wood paneling above. Center brick panels in each bay with 8" borders at each edge.

(x3) flood vents @ bay window. Center in each bay sim to brick paneling.

Remove existing lathed columns + accessories during raising of structure. Reposition aligned with new masonry piers.

Standard 2x12 wood framing with pressure treated wood for porch + landing. Wrap rim joists with PVC trim as noted. Refer to detail sketches.

5/4 x 12 PVC trim @ porch and landing.

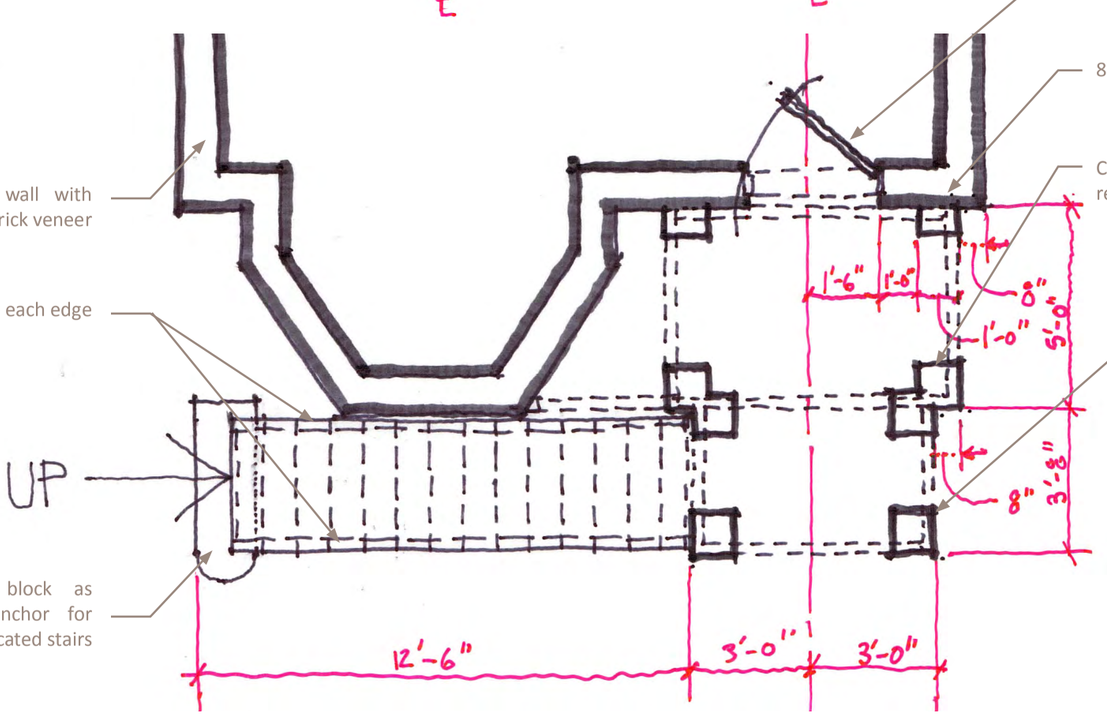
Moulded PVC cornice continuous along entire perimeter of new work including foundation wall, porch, and staircase

Typical 12" brick masonry pier. Match brick finish to foundation wall face brick.

Align HMD access door centered below main entry

Continuous soldier course @ 16" above grade for entire foundation wall

FLOOR PLAN - PORCH + STAIRS
1/4" = 1'-0"



8" CMU foundation wall with standard face brick veneer

Stringers @ each edge

Precast concrete block as bottom step + anchor for prefabricated stairs

Repositioned HMD access door

8" x 12" brick masonry pillaster

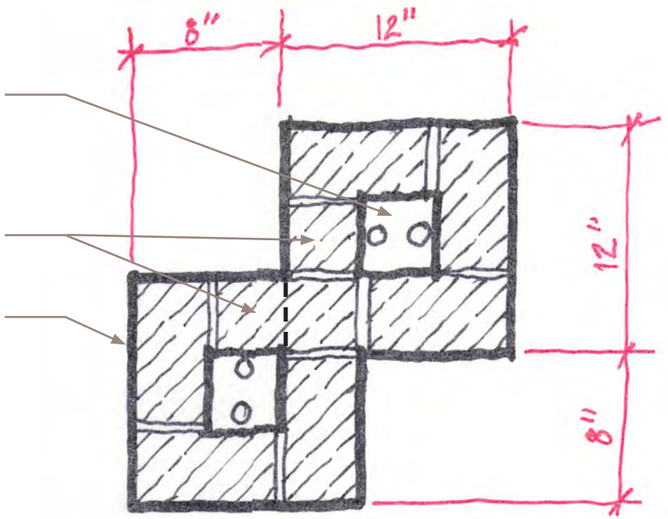
Conjoined brick masonry pier. refer to detail sketches.

Typical 12" x 12" brick masonry pier

Grout cavity solid with reinforcing as required. Coordinate with structural engineers.

cut brick always at inside corner

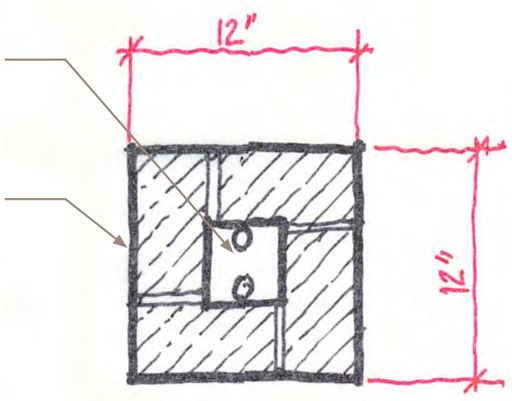
Standard face brick, match finish to foundation wall



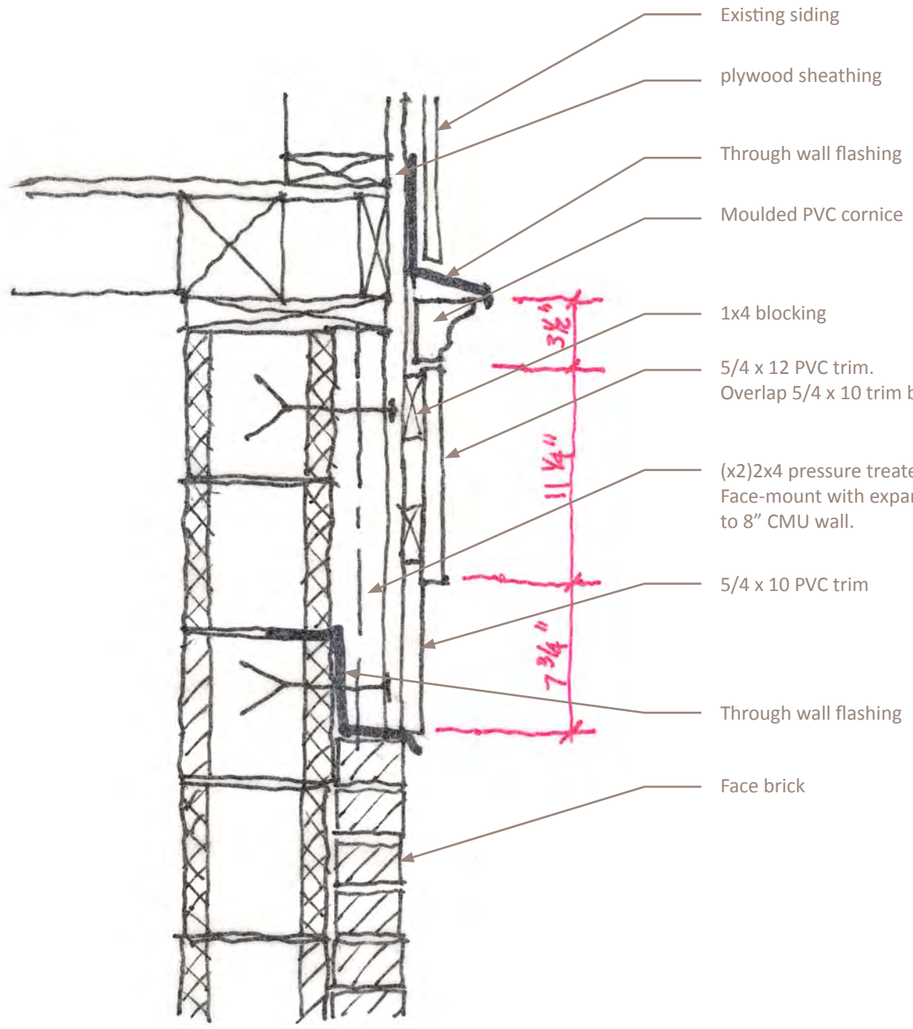
MASONRY PIER - CONTAINED

Grout cavity solid with reinforcing as required. Coordinate with structural engineers.

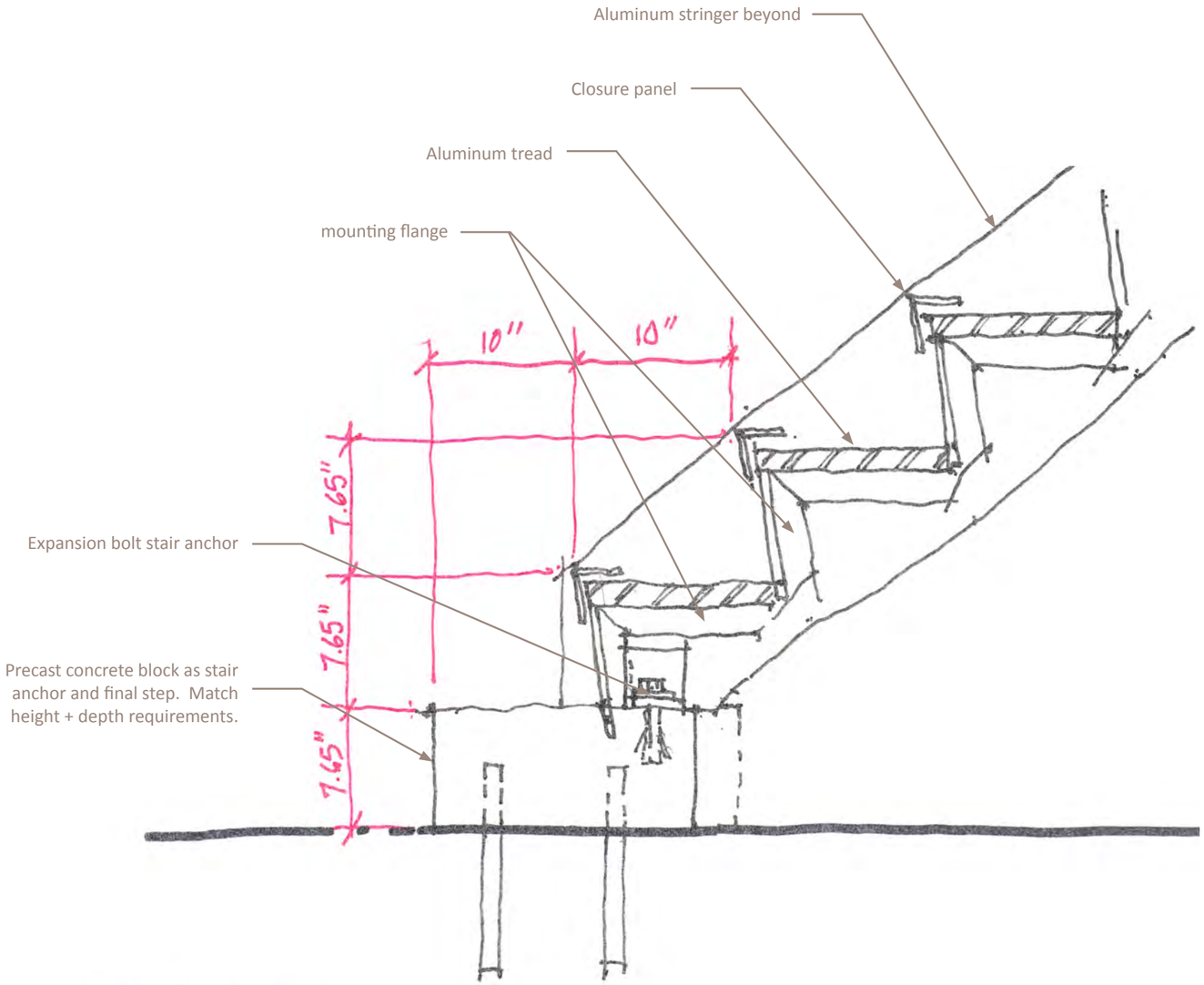
Face brick, match finish to foundation wall



MASONRY PIER - TYPICAL



WALL TRANSITION - TYPICAL



STAIR DETAIL

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Cannon & McKenzie Moss

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 723 Yarmouth Street

City: Norfolk State: VA ZIP Code: 23510

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): Lot 2 Plan Of The J.T. Hall-Lot

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 36° - 51' - 16.0" Long. 76° - 17' - 37.1" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 8

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s): 1180 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: 7
- c) Total net area of flood openings in A8.b: 399 sq in
- d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
- a) Square footage of attached garage: N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: —
- c) Total net area of flood openings in A9.b: — sq in
- d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number		B2. County Name		B3. State
Norfolk	510104	Independent City		VA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0130	F	09/02/2009	09/02/2009	AE	7.6'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ___ / ___ / ___ ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: LR 5 CITY OF NORFOLK, VA Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	9.3	☒ feet	☐ meters
b) Top of the next higher floor	6.3	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7.1	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.1	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.3	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form. ☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

COMMONWEALTH OF VIRGINIA
PLACE SEAL HERE
WARD M. HOLMES
Lic. No. 1403
4-11-13
LAND SURVEYOR

Certifier's Name		License Number	
WARD M. HOLMES LAND SURVEYOR, P.C.		1403A	
Title	**Company Name**		
LAND SURVEYOR	WARD M. HOLMES LAND SURVEYOR, P.C.		
Address	**City**	**State**	**ZIP Code**
9225 GRANBY STREET	NORFOLK	VA	23503
Signature	**Date**	**Telephone**	
Ward M Holmes	4-11-13	(757) 480-1230	

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 723 Yarmouth Street			Policy Number:
City Norfolk	State VA	ZIP Code 23510	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2-e = A/C PLATFORM

Signature Date 4-11-13

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

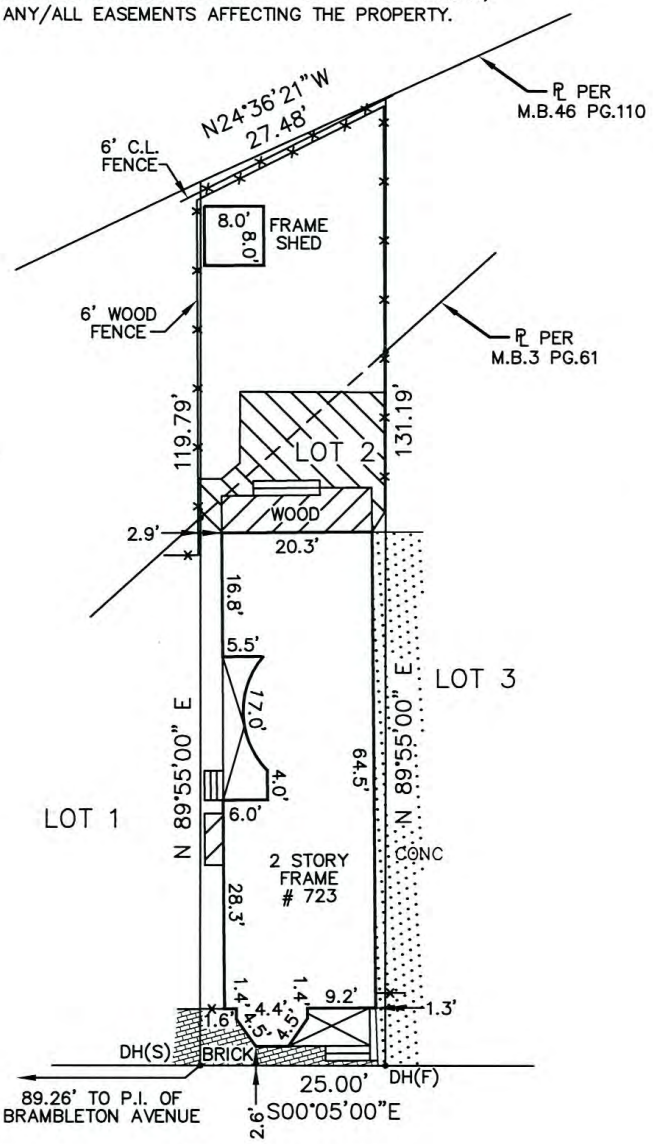
THIS IS TO CERTIFY THAT I, ON APRIL 11, 2013, SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

SIGNED:

NOTES:

1) THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "AE"(7.6) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 510104-0130F, REVISED SEPTEMBER 2, 2009.
2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ANY/ALL EASEMENTS AFFECTING THE PROPERTY.

M.B.3 PG.61



YARMOUTH STREET
(40' R/W)

PHYSICAL SURVEY
OF
LOT 2
PLAN OF THE J.T. HALL LOT
NORFOLK, VIRGINIA
FOR
CANNON MOSS &
McKENZIE MOSS

COMMONWEALTH OF VIRGINIA
DANIEL H. HOLMES
Lic. No. 2974
4/11/13
LAND SURVEYOR

DATE: APRIL 11, 2013
SCALE: 1" = 20'
NOTE: FOR PLAT SEE
M.B.3 PG.61
NORFOLK, VA.

WARD M. HOLMES
LAND SURVEYOR, P.C.
9225 GRANBY STREET
NORFOLK, VIRGINIA 23503
757-480-1230

DRAWN BY: DHH

PROJECT NO. 13-187

905/73

GENERAL STRUCTURAL NOTES:

1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF CONSTRUCTION AND TO PROTECT THE EXISTING WORK FROM DAMAGE. SHORING INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING OSHA REQUIREMENTS.

2. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE WORK TO THE EXISTING WORK..

3. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS (IF DRAWINGS ARE APPLICABLE) THAT COMPRISE THE COMPLETE DOCUMENT SET FOR THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, ANCHORS, INSERTS, HANGERS, HOLES, ETC. TO BE PLACED IN THE STRUCTURAL WORK.

4. WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE AND SIMILAR CONDITIONS.

5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACT DRAWINGS BE REPRODUCED AND USED AS SHOP DRAWINGS.

GENERAL NOTES:

1. THE STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE 2009 EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC). THE FOLLOWING LOADS, IN ADDITION TO THE DEAD LOADS OF THE PERMANENT MATERIALS AND CONSTRUCTION, WERE USED.

ROOF LIVE LOAD	20 PSF
FLOOR LIVE LOADS:	
LIVING AREAS	40 PSF
SLEEPING AREAS	30 PSF
ATTIC SPACE	20 PSF
SNOW LOADS:	
GROUND SNOW LOAD	Pg = 12 PSF
SNOW IMPORTANCE	Is = 1.0
THERMAL CATEGORY	Ct = 1.0 (HEATED)
SNOW EXPOSURE FACTOR	Ce = 1.0 (PARTIALLY EXPOSED)
WIND LOADS:	
BASIC WIND SPEED (3 SECOND GUST)	100 MPH
IMPORTANCE FACTOR	1.0
WIND EXPOSURE	B

FOUNDATION NOTES:

1. THE FOUNDATIONS WERE DESIGNED FOR A MAXIMUM ALLOWABLE NET SOIL BEARING PRESSURE OF 1500 PSF. THE SOILS BENEATH THE PROPOSED FOOTINGS SHALL BE CAPABLE OF SAFELY SUPPORTING THIS LOAD WITHOUT EXCESSIVE SETTLEMENT. ANY UNUSUAL SOIL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

2. ELEVATIONS TO TOP OF ALL FOOTINGS SHALL BE SHOWN ON THE FOUNDATION PLAN. EXCAVATION DEPTHS ARE A MINIMUM AND SHALL BE LOWERED IF APPROVED BY THE ARCHITECT/ENGINEER TO OBTAIN THE DESIGN BEARING PRESSURE. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT (IF APPLICABLE) PRIOR TO STARTING FOUNDATION CONSTRUCTION.

3. SOFT, AND OTHERWISE UNSATISFACTORY, SOILS BENEATH PROPOSED FOUNDATION ELEMENTS SHALL BE REMOVED AT THE DIRECTION OF THE ARCHITECT/ENGINEER AND BACKFILLED WITH PROPERLY COMPACTED MATERIALS.

4. EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE.

5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STORMWATER FROM ENTERING FOUNDATION EXCAVATIONS. ALL WATER SHALL BE REMOVED BEFORE DEPOSITING CONCRETE. CONCRETE SHALL NOT BE PLACED ON SOFT, SATURATED SOIL.

6. WALL FOOTINGS SHALL BE CENTERED ON THE WALLS AND COLUMN FOOTINGS SHALL BE CENTERED ON THE COLUMNS, UNLESS OTHERWISE NOTED.

7. PIPES SHALL NOT RUN THROUGH STANDARD FOOTINGS. STEP FOOTINGS FOR PIPES TO RUN ABOVE TOP OF FOOTING, UNLESS OTHERWISE NOTED. SEE PLUMBING DRAWINGS FOR PIPE LOCATIONS. MAINTAIN A MINIMUM OF 3 INCHES CLEARANCE FROM REINFORCING STEEL TO ALL PIPES.

CAST-IN-PLACE CONCRETE NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318/318R "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2. CONCRETE PROTECTION FOR REINFORCING STEEL AND OTHER GENERAL REQUIREMENTS OF PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).

3. ALL CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH OF 3,500 PSI AT AN AGE OF 28 DAYS.

CAST-IN-PLACE CONCRETE NOTES: (CONTINUED)

4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 DEFORMED BARS UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 42 BAR DIAMETERS AT SPLICES (PER CHART BELOW), UNLESS OTHERWISE NOTED.

REQUIRED STEEL REINFORCING BAR LAPS IN CAST-IN-PLACE CONCRETE			
BAR SIZE	BAR DIAMETER	X42 BAR DIAMETER	REQUIRED SPLICE
#3	0.375"	X42	15.75"
#4	0.500"	X42	21.00"
#5	0.625"	X42	26.25"
#6	0.750"	X42	31.50"

5. ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185 (FLAT SHEETS ONLY).

6. THE SLUMP OF CAST-IN-PLACE CONCRETE SHALL NOT EXCEED 4 INCHES WITHOUT A HIGH RANGE WATER REDUCING ADMIXTURE. THE SLUMP OF CAST-IN-PLACE CONCRETE WITH THE USE OF A HIGH RANGE WATER REDUCING ADMIXTURE SHALL NOT EXCEED 8 INCHES. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 5% TO 7%.

7. ALL REINFORCING STEEL AND EMBEDDED ITEMS SUCH AS ANCHOR BOLTS AND WELD PLATES SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES. "WET-SETTING" OF REINFORCING STEEL IS PROHIBITED.

8. MINIMUM CONCRETE COVER FOR PROTECTION OF REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH		3 INCHES
CONCRETE CAST AGAINST FORMWORK AND PERMANENTLY EXPOSED TO EARTH OR WEATHER	NO. 6 THROUGH NO 18. BARS	2 INCHES
	NO. 5 BAR & SMALLER, W.W.F.	1 1/2 INCHES
CONCRETE CAST AGAINST FORMWORK AND NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	NO. 14 & NO. 18 BARS	1 1/2 INCHES
	NO. 11 BAR & SMALLER	3/4 INCHES

9. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF CONCRETE MIX DESIGN AND TEST REPORTS. THE MIX DESIGN SHALL INCLUDE ALL PROPERTIES OF THE MIX, MATERIALS USED IN THE CONCRETE AND ACTUAL CONCRETE STRENGTH. SHOP DRAWINGS FOR CONCRETE REINFORCEMENT SHALL ALSO BE PROVIDED, INCLUDING REINFORCING AND WELDED WIRE FABRIC.

MASONRY NOTES:

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530-08, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 530.1-08, "SPECIFICATIONS FOR MASONRY STRUCTURES."

2. ALL CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 "SPECIFICATIONS FOR HOLLOW LOAD-BEARING UNITS" AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF F'M = 1500 PSI.

3. ALL MORTAR FOR USE IN ENGINEERED MASONRY BEARING WALLS SHALL BE IN ACCORDANCE WITH ASTM C-270 TYPE "S" MORTAR. ALL MASONRY GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 AND SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

4. PROVIDE DOWELS OUT OF FOOTING AT ALL EXTERIOR AND LOAD-BEARING MASONRY WALLS, PROVIDE STANDARD ACI HOOK ON END OF BAR INTO FOOTING. NUMBER, SIZE AND SPACING OF DOWELS SHALL MATCH WALL REINFORCING. DOWELS SHALL BE WIRE TIED AND NOT PUSHED INTO WET CONCRETE.

5. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60 DEFORMED BARS. CENTER REINFORCING BARS IN BLOCK CELLS UNLESS OTHERWISE NOTED.

6. THE MASONRY CONTRACTOR SHALL BUILD, REINFORCE, AND GROUT THE WALLS IN NO GREATER THAN 4'-0" LIFTS, VIBRATING GROUT IMMEDIATELY AFTER EACH LIFT.

7. LAP ALL REINFORCING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AT SPLICES. REFER TO CHART BELOW FOR SPLICE REQUIREMENTS. FULLY GROUT ALL REINFORCED CELLS.

REQUIRED STEEL REINFORCING BAR LAPS IN REINFORCED MASONRY (f'm = 1,500 PSI)				
BAR SIZE	6" CMU	8" CMU	10" CMU	12" CMU
#3	19"	19"	19"	19"
#4	25"	25"	25"	25"
#5	40"	32"	32"	32"

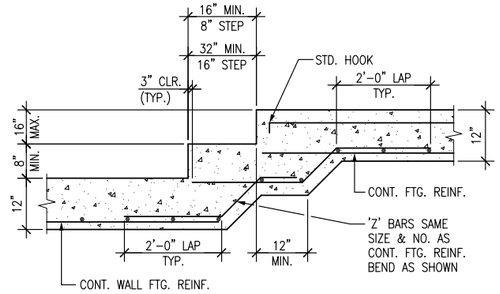
8. PROVIDE GALVANIZED HORIZONTAL LADDER (EXTERIOR CONDITION)/TRUSS (INTERIOR CONDITION) TYPE JOINT REINFORCING WITH NO. 9 GAGE CROSS RODS AT 16" ON CENTER ON ALL WALLS.

9. DIMENSIONS SHOWN FOR CMU WALLS ARE NOMINAL BLOCK. HOLD DIMENSIONS TO OUTSIDE FACE OF CMU.

10. REFER TO ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL GROUTING REQUIREMENTS.

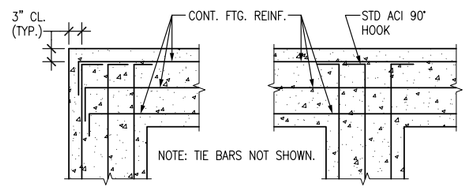
11. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS OF THE REINFORCEMENT.

12. PROVIDE ONE VERTICAL BAR OF THE SIZE AS WALL REINFORCING AT CORNERS AND ENDS OF WALLS. REFER TO TYPICAL WALL REINFORCING DETAILS ON THIS SHEET.



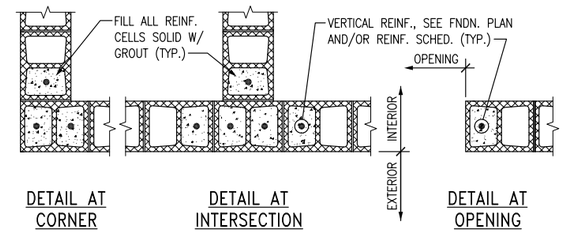
TYPICAL STEPPED FOOTING DETAIL

NOT TO SCALE



TYPICAL DETAIL AT FOOTING CORNERS AND INTERSECTIONS

NOT TO SCALE



TYPICAL WALL REINFORCING DETAILS

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
ALICIA C. OTTO
Lic. No. 33327
8/23/13
PROFESSIONAL ENGINEER

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540-473-1253 FAX 540-473-1354

DATE: 08/26/13 | DAD: PLL | DNG: GCO | RED: GCO | PROJ NO: 13-097

McPHERSON DESIGN GROUP p.c.
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4371 Corrigan Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000 • Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

REVISIONS:

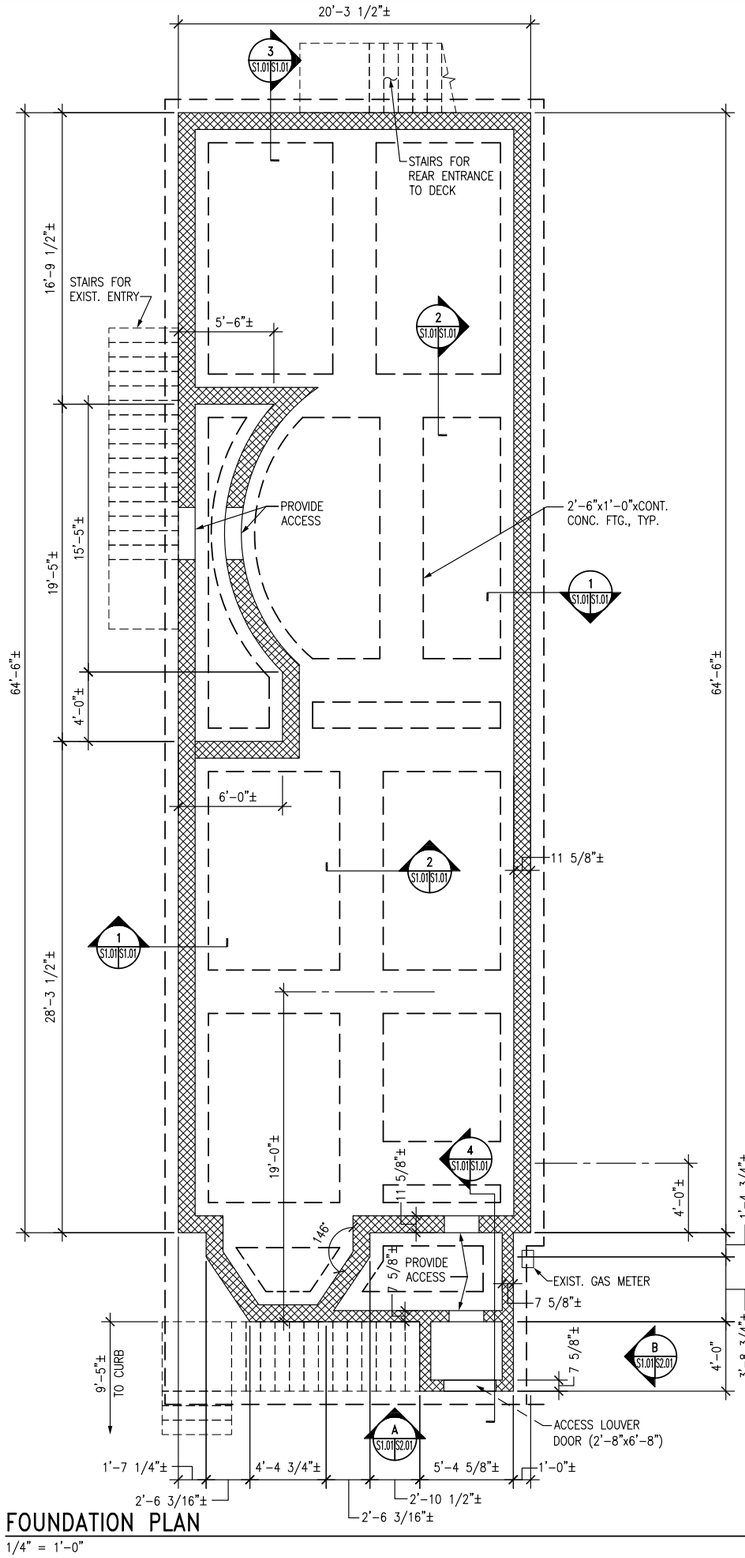
NO.	DATE:	DESCRIPTION:

MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

GENERAL NOTES AND TYPICAL DETAILS

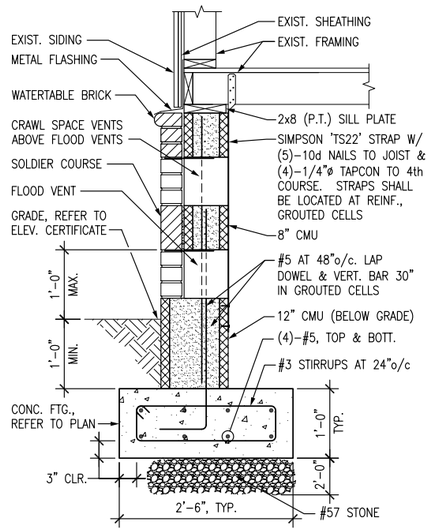
S0.01

SHEET 1 OF 3

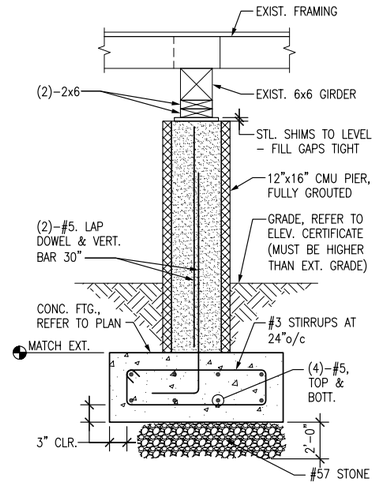


FOUNDATION PLAN
1/4" = 1'-0"

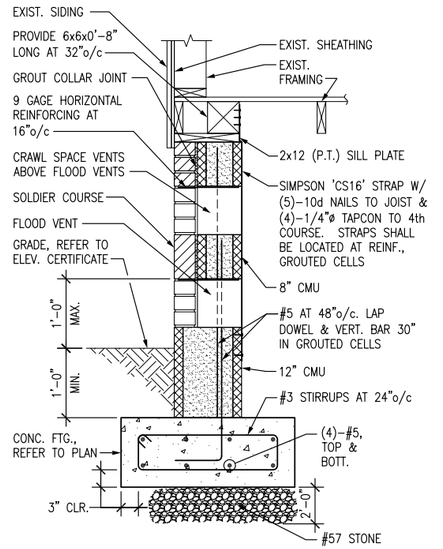
NOTE:
THE CONTRACTOR IS TO REVIEW THE GEOTECHNICAL REPORT GENERATED BY GET SOLUTIONS, INC. STATING THAT SETTLEMENT IS TO BE EXPECTED. THE CONTRACTOR SHOULD FOLLOW THE RECOMMENDATIONS PUT FORTH IN THE MAY 8, 2013 REPORT. OWNER AND CONTRACTOR SHOULD BE INFORMED OF THE FUTURE SETTLEMENTS. THE CONTRACTOR SHALL CALL FOR INSPECTIONS PRIOR TO PLACING THE NEW FOUNDATIONS.



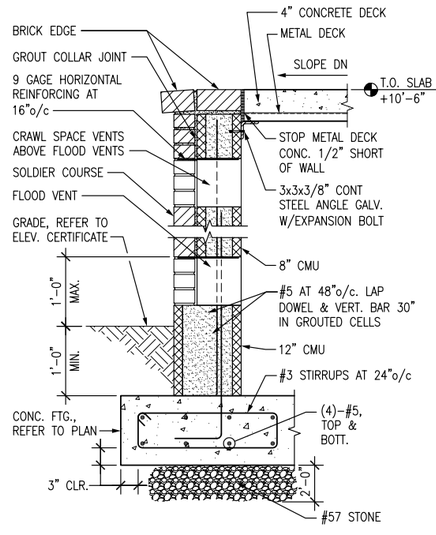
SECTION
1" = 1'-0"
1 S1.01|S2.01



SECTION
1" = 1'-0"
2 S1.01|S2.01



SECTION
1" = 1'-0"
3 S1.01|S2.01



SECTION
1" = 1'-0"
4 S1.01|S2.01

NOTE:
PROVIDE (3)-COURSE HIGH POCKETS AROUND LIFTING STEEL BEAMS.

NOTE: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED.

GRAPHIC SCALE:

1/4" = 1'-0" 5' 0' 5' 10'

1" = 1'-0" 0 1'-0" 2'-0" 3'-0"

COMMONWEALTH OF VIRGINIA
JESSE A. OTTO
Lic. No. 33327
8/23/13
PROFESSIONAL ENGINEER

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20 S. Roanoke St., PO Box 619
Pulaski, Virginia 24301
540-980-1353 Fax 540-980-1354

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REVISIONS:

NO.	DATE:	DESCRIPTION:

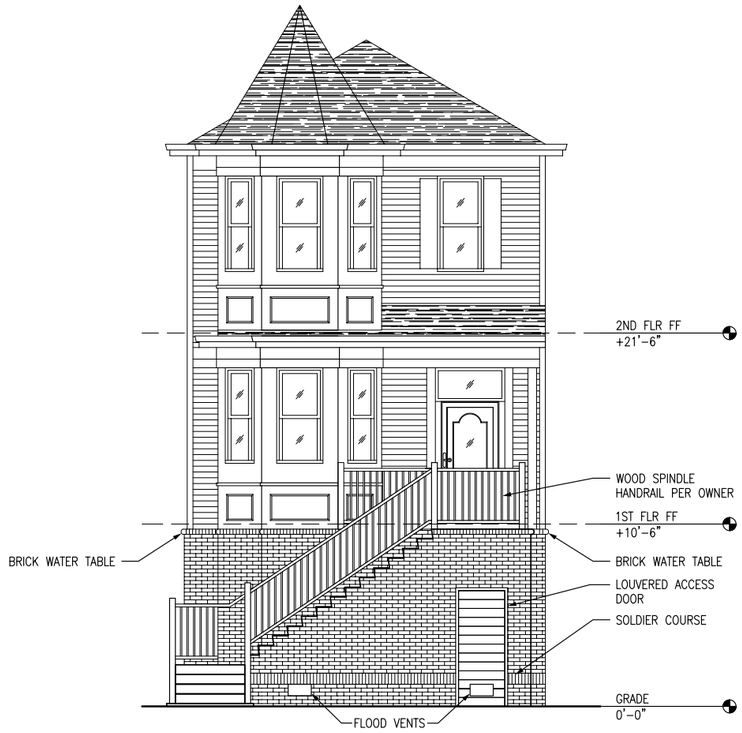
McPHERSON DESIGN GROUP p.c.
STRUCTURAL ENGINEERS

MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

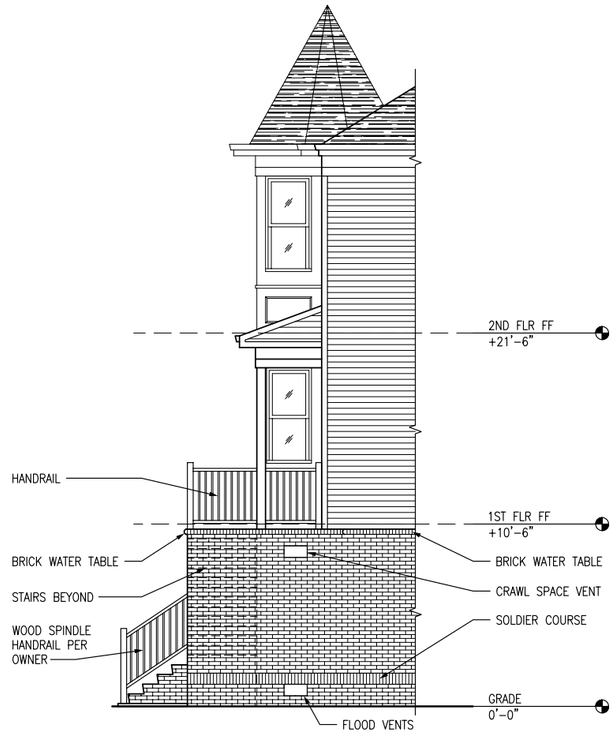
FOUNDATION PLAN AND SECTIONS

S1.01

SHEET 2 OF 3



FRONT ELEVATION
1/4" = 1'-0"
A (A1.01 | A2.01)



PARTIAL SIDE ELEVATION
1/4" = 1'-0"
B (A1.01 | A2.01)

NOTE: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED.

GRAPHIC SCALE:
1/4" = 1'-0" 5' 0' 5' 10'

COMMONWEALTH OF VIRGINIA
BRIAN C. OTTO
Lic. No. 33327
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PROFESSIONAL ENGINEER

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McPHERSON DESIGN GROUP p.c.
STRUCTURAL ENGINEERS

MOSS RESIDENCE
723 YARMOUTH STREET
NORFOLK, VIRGINIA

FOUNDATION PLAN AND SECTIONS

S2.01

SHEET 3 OF 3

City of Norfolk
Department of Planning and Community Development

September 12, 2013

Mr. Cannon Moss
723 Yarmouth Street
Norfolk, Virginia 23510

Re: COA—723 Yarmouth Street

Dear Mr. Moss:

On September 12, 2013 the City Planning Commission reviewed your request to approve a Certificate of Appropriateness to elevate your home above the base flood elevation.

The City Planning Commission granted final approval of a Certificate of Appropriateness with the following conditions:

1. The proposed foundation door in the front elevation shall be centered below the main entry door of the house, centerline-to-centerline
2. There shall be a soldier course of brick above the proposed foundation door
3. The flood vent that is shown in the foundation door on the elevation shall be moved to the right of the door
4. The proposed foundation door may be in a material other than wood in this case only due to the repetitive flooding of this location and the expectation that the door will be partially submerged several times per year
5. The foundation door shall have no arch in the panels and be painted white to match the trim
6. All of the new rail system for the stairs and porch shall match the existing pattern on the porch but be sized to meet the present building code requirements and be made out of wood
7. The new stairs and landings will be brick to match the pattern that was submitted
8. The brick and mortar that was submitted are approved

Please submit three sets of your final drawings representing the above conditions to me so that I may stamp and sign each set. Once this is complete I can release your Certificate of Appropriateness (COA).

Sincerely,

S. M. McBride

Susan M. McBride, Senior Planner

Cc: Latoya Vaughn

508 City Hall Building / Norfolk, Virginia 23510
(757) 664-4752 / Fax (757) 664-4748